

# \$475,000 - 9 Templeton Bay Ne, Calgary

MLS® #A2229778

**\$475,000**

3 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome to this beautifully renovated property in the desirable community of Temple! The main level features an open floor plan, a well appointed kitchen with REFINISHED cabinets, stainless steel appliances and gorgeous wood countertops. There are 2 generously sized bedrooms and a fully RENOVATED 4-pc bathroom with NEW tub, tub surround, vanity, flex hoses and mirror. The basement features an ILLEGAL SUITE with it's own kitchen, 1 additional bedroom and another fully RENOVATED 4-pc bathroom also with a NEW tub, vanity and tile. The entire home has been FRESHLY PAINTED! Over the years, the home has received many UPDATES including a newer roof, windows, high-quality blinds, furnace, water tank, washer and dryer. With a spacious backyard and NO CONDO FEES, this is an ideal home for a first time home buyers or investors alike. Conveniently located within a short drive to the Anne Foote school (K-6), multiple shops, grocery stores, restaurants and within a 20 minute drive to downtown Calgary, this home is a must-see! Call to book your private showing today.

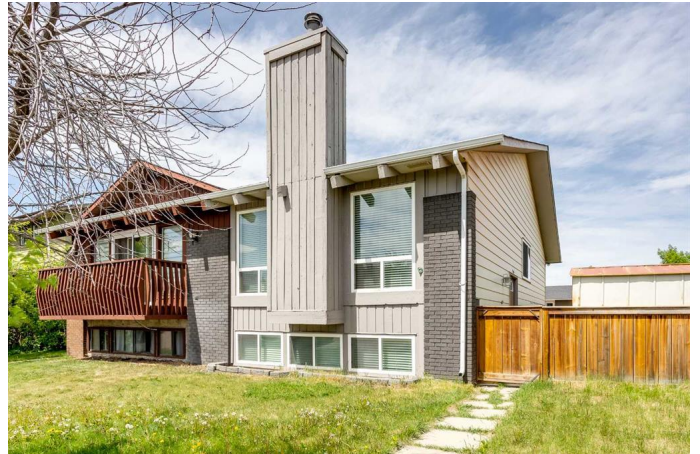
Built in 1981

## Essential Information

MLS® # A2229778

Price \$475,000

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	902
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	9 Templeton Bay Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y4Y4

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Wood Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Irregular Lot, Lawn
Roof	Asphalt Shingle

Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	24
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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