

# \$699,900 - 240 Templebow Place Ne, Calgary

MLS® #A2221214

**\$699,900**

5 Bedroom, 3.00 Bathroom, 1,236 sqft

Residential on 0.13 Acres

Temple, Calgary, Alberta

Welcome to this beautifully renovated bi-level home, perfectly located in a peaceful cul-de-sac. With quick possession available, you can move in and start enjoying this thoughtfully updated space right away. The main floor offers an open-concept layout with three spacious bedrooms, including a bright primary suite featuring a full 3-piece ensuite. The heart of the home is the chef's kitchen, complete with a large entertaining island, stainless steel appliances, and ample storage – ideal for hosting and everyday living. Just off the kitchen, patio doors lead to a stunning cedar deck overlooking a tranquil backyard retreat. Enjoy the soothing sounds of a waterfall pond surrounded by a lush, low-maintenance perennial garden – your own private escape. Inside, a cozy wood-burning fireplace creates the perfect ambiance for cooler evenings. Downstairs, the fully finished walkout basement features a convenient mudroom for when you come in from the garage, two additional bedrooms, a full bathroom, and a second wood-burning fireplace that adds warmth and charm. This level opens directly into the backyard, offering even more living space and flexibility for guests or family. A double insulated and heated garage is accessible from the paved alley and includes a charming 4 season sunroom. Exterior hardie board siding installed in 2023, roof 2018, garage roof 2025. Don't miss out on this great opportunity to call this house home, book a showing today!



Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221214    |
| Price          | \$699,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,236       |
| Acres          | 0.13        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 240 Templebow Place Ne |
| Subdivision | Temple                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 5B3                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 2                                                                                                |
| Fireplaces        | Wood Burning                                                                                     |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Garden, Other, Private Entrance, Private Yard                       |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Garden, Pie Shaped Lot, Waterfall |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Wood Frame                                                          |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 2              |
| Zoning         | R-CG           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.