

# \$410,000 - 39 Templeby Way Ne, Calgary

MLS® #A2214172

**\$410,000**

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

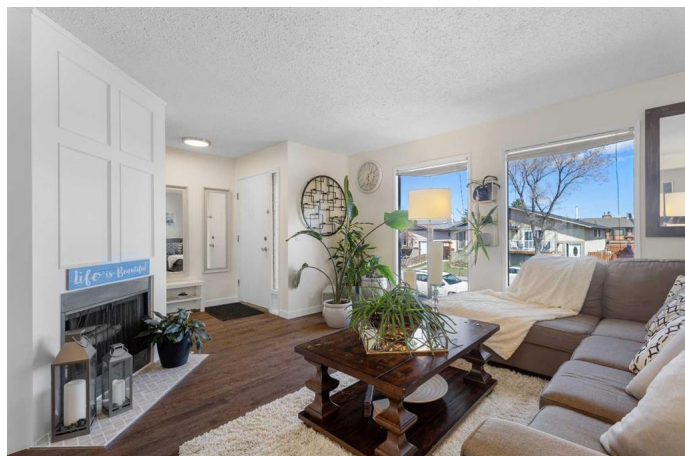
Welcome to this beautiful modern 2-storey semi-detached home, perfectly situated on a quiet, family-friendly street in the heart of Temple. Offering just under 1,300 sq ft of stylish living space, this home features 3 spacious bedrooms, 1.5 bathrooms, and laminate flooring throughout. Step into a bright and inviting main floor, where oversized windows fill the generous living room with natural light. The sleek kitchen is a chef's delight, complete with quartz countertops, stainless steel appliances, contemporary cabinetry, and plenty of storage. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bath—perfect for a growing family. The unfinished basement provides a blank canvas to create additional living space tailored to your needs. Enjoy the outdoors in your private, low-maintenance backyard—ideal for relaxing or entertaining. A large rear parking pad offers ample space for multiple vehicles. With schools, parks, playgrounds, shopping, restaurants, and public transit all just minutes away, this home combines comfort, convenience, and modern design. Don't miss your chance to make this fantastic property yours—book your private showing today!

Built in 1980

## Essential Information

MLS® #

A2214172



|                |                        |
|----------------|------------------------|
| Price          | \$410,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,280                  |
| Acres          | 0.06                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 39 Templeby Way Ne |
| Subdivision | Temple             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T1Y 5N7            |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Wood Burning                                                                                     |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Unfinished                                                                                 |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Back Lane, Front Yard, Rectangular Lot |
| Roof            | Asphalt Shingle                        |
| Construction    | Stucco, Wood Frame                     |
| Foundation      | Poured Concrete                        |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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