

# \$499,900 - 219 Templeview Place Ne, Calgary

MLS® #A2260144

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,259 sqft

Residential on 0.14 Acres

Temple, Calgary, Alberta

Invest in your future! This lovely 4-level split family home is ready for your personal touch and offers incredible suite potential. The main floor provides a spacious living room and dining room, with patio doors leading to backyard, plus a bright and spacious kitchen with plenty of storage. Upstairs, enjoy three generous bedrooms, including the primary bedroom with its 4-piece ensuite and walk-in closet, and a main 4-piece bath. The first lower level features a cozy family room with a fireplace, a fourth bedroom, a 2-piece bath, and laundry. A separate rear entrance leads out to the patio and the oversized double garage. The lowest level is unfinished and wide open for development, making it ideal for creating a separate secondary suite for income or multi-generational living (subject to approval). With its layout and separate access, the possibilities are endless!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260144  |
| Price          | \$499,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,259     |
| Acres          | 0.14      |



|            |               |
|------------|---------------|
| Year Built | 1979          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 219 Templeview Place Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y3S3                  |

### Amenities

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

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Vinyl Windows                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                             |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 2                                                                                      |
| Fireplaces        | Wood Burning, Gas Starter                                                              |
| Has Basement      | Yes                                                                                    |
| Basement          | Full                                                                                   |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Back Lane, Back Yard, Level |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame, Wood Siding     |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 34                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Zolo Realty |
|----------------|-------------|

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