

# \$499,000 - 54 Templeson Crescent Ne, Calgary

MLS® #A2219194

**\$499,000**

4 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.06 Acres

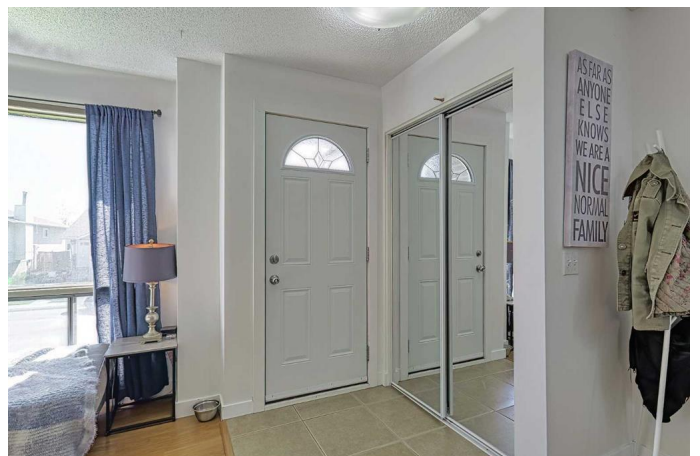
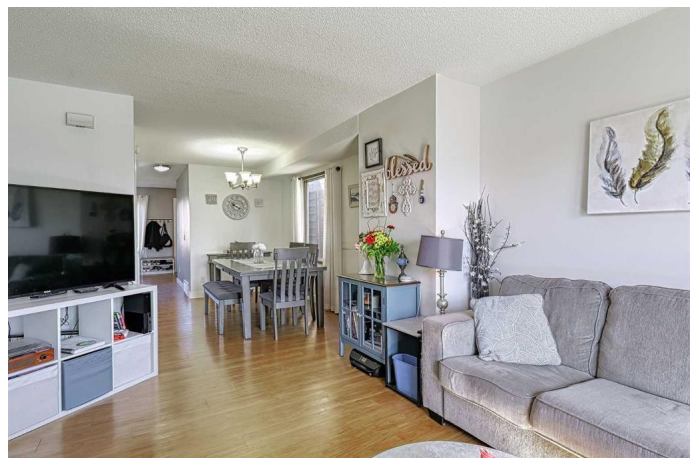
Temple, Calgary, Alberta

Welcome to 54 Templeson Crescent NE! This 2 storey home is a great investment or for a growing family! The main level consists of a bright & open front living room which is open to the dining area and a newly upgraded kitchen with all new appliances! The kitchen has tons of cupboard space and a centre island. The rear family room has a wood burning fireplace and access to the West deck and backyard! A two piece bath completes this level. Upstairs you will find 3 good sized bedrooms, 2 at the rear of the home and the primary at the front with an East facing balcony! The primary has a 2 piece ensuite. Enjoy the AC this summer too! There is also a 4 piece family bath. The finished basement has a large Rec.Room, 4th bedroom and a den that could easily be turned into a 5th bedroom if needed! Plenty of storage too! Parking pad at the rear plus street parking. Stay cool this summer with the newer central air system! Close to all levels of schools, shopping and public transit!

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2219194  |
| Price      | \$499,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 1         |
| Half Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,303       |
| Acres          | 0.06        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 54 Templeson Crescent Ne |
| Subdivision | Temple                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y 5L8                  |

### Amenities

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

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage                                                       |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                    |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Wood Burning                                                                                                  |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Back Lane, Back Yard, Front Yard |
| Roof              | Asphalt Shingle                  |
| Construction      | Brick, Stucco, Wood Frame        |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 58            |
| Zoning         | R-CG          |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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