

\$575,000 - 52 Templewood Drive Ne, Calgary

MLS® #A2238590

\$575,000

4 Bedroom, 3.00 Bathroom, 1,202 sqft

Residential on 0.15 Acres

Temple, Calgary, Alberta

Endless Potential on a Prime Corner Lot! This AIR CONDITIONED 4-level split is the perfect opportunity to get into a larger home (total of 2233 sq ft) & make it your own. Located on an over-sized CORNER lot, the home features BOTH an Oversized ATTACHED DOUBLE as well as a SINGLE DETACHED GARAGE. The fully fenced yard is private & functional with plenty of space to relax, garden or entertain.

Inside, the layout is both functional & well designed. The main floor features a bright living & dining area highlighted by a large bay window, while the spacious kitchen offers its own bay window, adding even more natural light & charm.

Upstairs, youâ€™ll find three bedrooms, a full main bathroom & a FULL ENSUITE BATHROOM in the primary bedroom.

The third level includes a cozy family room with a WOOD BURNING FIREPLACE, 4th bedroom/office, a 2-piece bathroom & a separate entrance with direct backyard access, a great setup for multigenerational living or future development potential.

The location may surprise you- while the home is near 52 Street, it's set back on a quiet residential street that provides a buffer from traffic. The front yard feels safe & tucked away, peaceful enough for kids to ride bikes or shoot hoops in the driveway.



You're a few min walking distance to both Guy Weadick (G 6) & Dr. Gordon Higgins School (G 9). And Lester B. Pearson (G 10) & Village Sq Leisure Centre are just a 5-min drive away, offering access to a wave pool, gym, library & more.

Additional Highlights: New VINYL fencing, freshly PAVED ALLEY & the Hot Water tank was replaced 3 years ago. The Furnace, Air Conditioning & bedroom Windows are all less than 9 yrs old.

This is a SOLID HOME WITH GREAT BONES that is ready for your updates & ideas.

Why Temple?? Temple is a family-focused, culturally diverse neighbourhood with a strong sense of community. The Temple Community Association is active year-round, offering seniors' coffee, yoga, bingo, youth camps, kids' dances & annual events like Temple Days & community clean-ups. There's also a local community hall, gym, skating rink, tennis & basketball courts, all adding to the lifestyle value.

This home delivers space, flexibility & strong long-term potential, all in an established Calgary neighbourhood.

Built in 1978

Essential Information

MLS® #	A2238590
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,202
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	52 Templewood Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4G8

Amenities

Parking Spaces	5
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Garage Faces Rear, Oversized, Single Garage Detached, Additional Parking
# of Garages	3

Interior

Interior Features	No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Mantle, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.