

# \$475,000 - 9 Templeton Bay Ne, Calgary

MLS® #A2229778

**\$475,000**

3 Bedroom, 2.00 Bathroom, 902 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome to this beautifully renovated property in the desirable community of Temple! The main level features an open floor plan, a well appointed kitchen with REFINISHED cabinets, stainless steel appliances and gorgeous wood countertops. There are 2 generously sized bedrooms and a fully RENOVATED 4-pc bathroom with NEW tub, tub surround, vanity, flex hoses and mirror. The basement features an ILLEGAL SUITE with it's own kitchen, 1 additional bedroom and another fully RENOVATED 4-pc bathroom also with a NEW tub, vanity and tile. The entire home has been FRESHLY PAINTED! Over the years, the home has received many UPDATES including a newer roof, windows, high-quality blinds, furnace, water tank, washer and dryer. With a spacious backyard and NO CONDO FEES, this is an ideal home for a first time home buyers or investors alike. Conveniently located within a short drive to the Anne Foote school (K-6), multiple shops, grocery stores, restaurants and within a 20 minute drive to downtown Calgary, this home is a must-see! Call to book your private showing today.

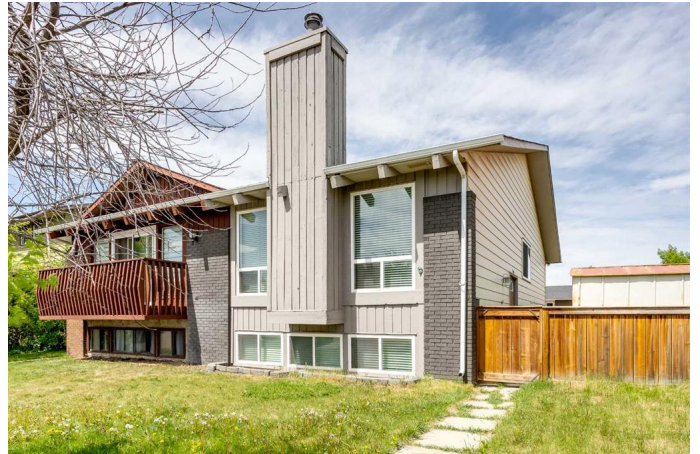
Built in 1981

## Essential Information

MLS® # A2229778

Price \$475,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 902                    |
| Acres          | 0.07                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 9 Templeton Bay Ne |
| Subdivision | Temple             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T1Y4Y4             |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, No Animal Home, No Smoking Home, Wood Counters     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full, Suite                                                                |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | Back Lane, Back Yard, Irregular Lot, Lawn |
| Roof              | Asphalt Shingle                           |

|              |                                |
|--------------|--------------------------------|
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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