

# \$455,000 - 442 Templeview Drive Ne, Calgary

MLS® #A2230596

**\$455,000**

4 Bedroom, 3.00 Bathroom, 1,132 sqft

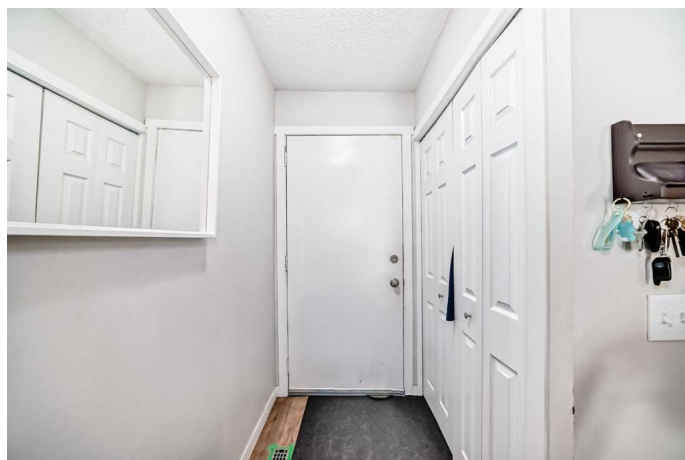
Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome to this beautifully renovated home in the vibrant community of Temple, located in Northeast Calgary. This well-maintained 2-storey residence offers 1,562 sq ft of thoughtfully designed living space, bathed in abundant natural light from the moment you enter through the inviting front entrance and throughout the open-concept living and dining areas.

The main level is immediately impressive with its crisp off-white walls and sun-drenched corners, creating a warm and cheerful ambiance. As you walk across the elegant wood laminate flooring, you'll discover a modern kitchen featuring sleek white cabinetry, a stylish backsplash, silver hardware, black laminate countertops, and stainless steel appliances—a perfect setup for preparing family meals and hosting gatherings. Also on the main floor is a convenient 2-piece powder room, ideal for guests and entertaining. Upstairs, you'll find a peaceful retreat for the entire family with three spacious bedrooms and a beautifully finished 5-piece bathroom with double vanities, making busy mornings more efficient and comfortable for everyone.

Downstairs, the fully developed basement offers a huge recreation room or second family space, ideal for game nights or cozy movie evenings. It also includes a fourth generously sized bedroom, perfect as a guest suite, along with a third full bathroom—an excellent option for extended stays. The laundry area is



conveniently located in the utility room. New furnance installed in 2024. The community of Temple is well-positioned near key employment hubs such as Calgary International Airport and the Northeast Industrial District. It also offers close proximity to recreational amenities like Village Square Leisure Centre and scenic regional bike paths. Families will appreciate the variety of schools nearby, as well as access to the Temple Community Hall, a venue for local events and neighborhood gatherings. Donâ€™t miss this great investment opportunityâ€”book your private tour today!

Built in 1978

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2230596               |
| Price          | \$455,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,132                  |
| Acres          | 0.06                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 442 Templeview Drive Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 4L2                 |

Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                     |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 73              |
| Zoning         | M-CG d44        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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