

# \$414,900 - 5625 Templehill Road Ne, Calgary

MLS® #A2241478

**\$414,900**

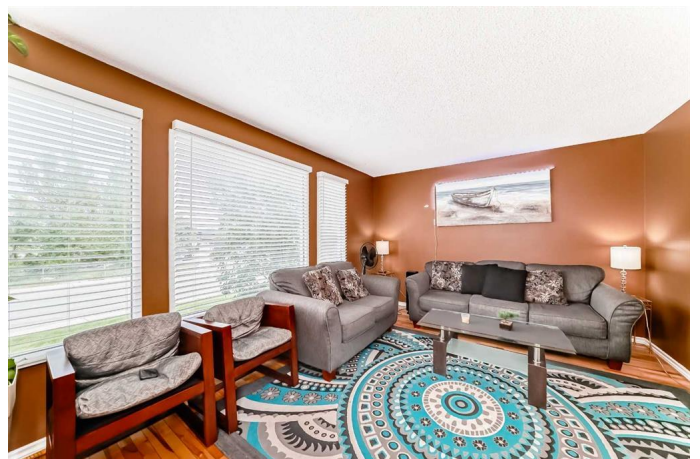
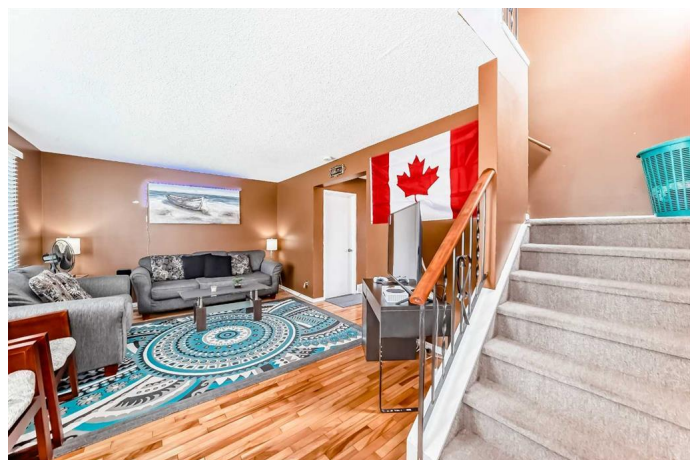
3 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome to this affordable and well-located two-storey half duplex, nestled on a quiet street directly across from Guy Weadick Elementary School in the heart of Temple.

With no condo fees, a south-facing backyard, and a double detached garage (single door), this home offers tremendous value for first-time buyers, investors, or those looking to add their personal touch. Step inside to a bright and inviting main floor featuring blonde hardwood flooring in the spacious front living room, enhanced by three large updated front windows that flood the space with natural light. The back of the home hosts a functional kitchen with modern green cabinets, laminate countertops, tile flooring, stainless steel appliances, and a handy pantry closet. Just off the kitchen, the dedicated dining area is perfect for family meals and provides direct access to the large sunny south deck and fully fenced backyard—complete with a storage shed and your double detached garage. Upstairs, you'll find three comfortably sized bedrooms, including a generous primary bedroom, all with carpet underfoot, and a full 4-piece bathroom with newly installed marble style tile flooring. The partially finished basement offers a large recreation room, mechanical/laundry area with a new hot water tank, and space that could be reimagined as a fourth bedroom or home office, plus rough-ins for a future bathroom. Recent updates include new front-facing windows that improve curb appeal and energy efficiency. This home is



steps from schools, parks, public transit, and shoppingâ€”making it an ideal blend of affordability, location, and potential. Move in as-is or update at your own pace and make this home truly your own!

Built in 1978

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2241478               |
| Price          | \$414,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,121                  |
| Acres          | 0.06                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 5625 Templehill Road Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 4C1                 |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 1                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 1                                 |

**Interior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home                    |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, |

|              |                                                    |
|--------------|----------------------------------------------------|
|              | Refrigerator, Washer, Window Coverings, Garburator |
| Heating      | Forced Air, Natural Gas                            |
| Cooling      | None                                               |
| Has Basement | Yes                                                |
| Basement     | Finished, Full                                     |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | None                                                         |
| Lot Description   | Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 87               |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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