

# \$434,999 - 40 Temple Place Ne, Calgary

MLS® #A2259431

**\$434,999**

4 Bedroom, 3.00 Bathroom, 1,202 sqft

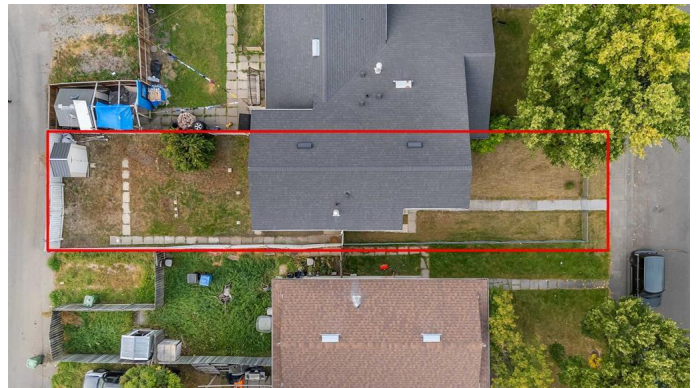
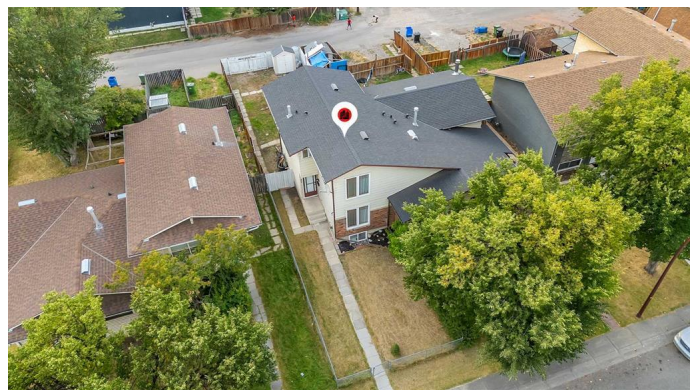
Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome Home! Renovated & Affordable & Move-In Ready Tucked away on a quiet cul-de-sac, this charming 2-storey attached home offers incredible value with 3+1 bedrooms, 2.5 bathrooms, and a fully finished basement—perfect for families, first-time buyers, or investors. Upgrades & Features : Renovated kitchen with maple cabinets, quartz countertops, stainless steel appliances, and tile flooring Laminate flooring throughout main level, stairs, and upper floor Newer high-efficiency furnace, hot water tank, toilet seats & taps All windows and roof replaced in recent years Bright & sunny living room with a large picture window Open kitchen & dining area overlooking the oversized backyard with parking & RV gate. Upper Level: 3 bedrooms + full bath. Spacious primary bedroom with a large closet & window. Basement: Additional bedroom, rec room, full bathroom, and convenient stacked laundry. Location Highlights :Walking distance to schools, playgrounds, shopping, and transit 3-minute walk to No Frills grocery store 5-minute walk to LRT station; easy access to Bus 303 & 57 Short drive to Village Square Leisure Centre & Library This home truly checks all the boxes for comfort, value, and convenience. Call today to book your private showing!

Built in 1977

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2259431               |
| Price          | \$434,999              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,202                  |
| Acres          | 0.07                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 Temple Place Ne |
| Subdivision | Temple             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T1Y3R9             |

### Amenities

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

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Playground, Private Yard                             |
| Lot Description   | Back Lane, Front Yard, Interior Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                      |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 34                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Executive Real Estate Services |
|----------------|--------------------------------|

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