

# \$439,999 - 40 Temple Place Ne, Calgary

MLS® #A2259431

**\$439,999**

4 Bedroom, 3.00 Bathroom, 1,202 sqft

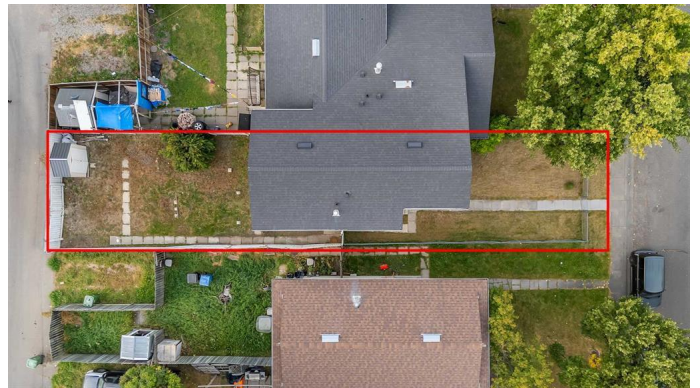
Residential on 0.07 Acres

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 basementâ€”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	\$439,999
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	3
Zoning	R-CG

### **Listing Details**

Listing Office	Executive Real Estate Services
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