

# \$500,000 - 5611 Temple Drive Ne, Calgary

MLS® #A2263006

**\$500,000**

5 Bedroom, 3.00 Bathroom, 1,584 sqft

Residential on 0.08 Acres

Temple, Calgary, Alberta

Investor Alert!!! Priced under the city assessed value with secondary suite potential in the basement (subject to approval and permitting by the city/municipality). Ideal location and unbeatable value for this spacious 5 bedroom home in Temple located one minute away from a strip mall and less than 10 minutes away from the LRT, Village Square Leisure Center, Sunridge Mall and Marlborough Mall with easy access to 52nd Street, 36th Street, and all the businesses and restaurants on 32nd Avenue. The main level features a spacious living room with a fireplace, a private dining room, laundry room, half bathroom and kitchen with a south facing window that lets in natural daylight. All bedrooms in the home feature large walk-in closets. The upper level features two bedrooms and a master bedroom with an ensuite bathroom while the lower level features a spacious living space, two bedrooms, utility room(s), and a full bath. The tankless water heater and furnace were both replaced in 2014 and the roof on the home/garage was replaced three years ago. The backyard is spacious with a double detached garage and a south facing deck, perfect for relaxing and entertaining on sunny days or a garden! Please use ShowingTime in order to book a showing and please be aware of the cats which are friendly and will generally avoid people. Act now before it's too late!

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2263006    |
| Price          | \$500,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,584       |
| Acres          | 0.08        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5611 Temple Drive Ne |
| Subdivision | Temple               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 3R7              |

## Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                                        |

## Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Tankless Hot Water, Walk-In Closet(s), Beamed Ceilings                        |
| Appliances        | Dishwasher, Oven, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Gas, Living Room                                                              |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Partially Finished                                                      |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Private Yard           |
| Lot Description   | Reverse Pie Shaped Lot |
| Roof              | Asphalt Shingle        |
| Construction      | Brick, Vinyl Siding    |
| Foundation        | Poured Concrete        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 13                |
| Zoning         | R-CG              |

**Listing Details**

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

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