

55 Templemont Drive NE
Calgary, Alberta

MLS # A2220761



\$499,900

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|-------------|--|---------------------------------|------------------------|
| Division: | | Temple | |
| Type: | | Residential/Duplex | |
| Style: | | 2 Storey, Attached-Side by Side | |
| Size: | | 1,232 sq.ft. | Age: 1981 (44 yrs old) |
| Beds: | | 5 | Baths: 2 full / 2 half |
| Garage: | | Double Garage Detached | |
| Lot Size: | | 0.06 Acre | |
| Lot Feat: | | Back Lane | |
| Heating: | | Central | Water: - |
| Floors: | | Carpet, Vinyl Plank | Sewer: - |
| Roof: | | Asphalt Shingle | Condo Fee: - |
| Basement: | | Finished, Full | LLD: - |
| Exterior: | | Vinyl Siding | Zoning: R-CG |
| Foundation: | | Poured Concrete | Utilities: - |
| Features: | | No Animal Home, No Smoking Home | |
| Inclusions: | | N/A | |

Welcome to this well-maintained home in the family-friendly community of Temple! This spacious property features 5 bedrooms, 2 full bathrooms, and 2 half bathrooms, including a primary bedroom with its own 2-piece ensuite. The main and upper floors are finished with durable luxury vinyl plank (LVP) flooring, and the cozy wood-burning fireplace in the living room adds warmth and character. The fully developed basement offers 2 additional bedrooms and a full bathroom, providing excellent space for extended family, guests, or a home office setup. An oversized double detached heated garage ensures comfort during Calgary’s winter months. Ideally located within walking distance to transit, schools, and shopping, and just a 10-minute drive to McKnight LRT Station, this home blends comfort, functionality, and convenience.