

**64 Templeby Way NE
Calgary, Alberta**

MLS # A2246097



\$460,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,209 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

*** Open House Sunday, August 10th, 1 - 3 PM*** Recent updates include a new furnace, new washer/dryer, newer roof, laminate flooring, and kitchen cabinets. Welcome to this stylish and move-in-ready 2-storey home located in a prime location in Temple, just steps away from schools, shopping, parks, and public transit. With 4 bedrooms, 1.5 bathrooms, and a fully finished basement, this home offers the perfect combination of comfort, functionality, and convenience. The main floor features a bright, open layout with new laminate flooring (2023), a spacious living area, and a modern kitchen equipped with granite countertops, tile backsplash, updated cabinetry, and stainless steel appliances. A convenient half bathroom completes the main level. Upstairs, you'll find four generously sized bedrooms and a full 4-piece bathroom—ideal for growing families. The finished basement includes a cozy family room, perfect for relaxing, entertaining, or creating a kids' play space or home office. Enjoy the outdoors in the large fenced backyard, with plenty of space for gardening, play, or future garage development.