

# \$669,900 - 175 Templewood Drive Ne, Calgary

MLS® #A2224747

**\$669,900**

4 Bedroom, 3.00 Bathroom, 1,996 sqft

Residential on 0.11 Acres

Temple, Calgary, Alberta

Welcome to this meticulously maintained former show home, proudly owned by the same family since 1980! Situated on a quiet, tree-lined street with unbeatable curb appeal, this spacious 2,000 sq ft two-storey home (plus approaching 1300 sq ft in the basement) sits on an oversized lot and is truly a rare find. Step inside to discover gleaming, finished-on-site oak hardwood floors (3/4 inch thick, tongue-and-groove), rich wood accents, and a sense of pride in ownership throughout. The main floor features a bright and spacious living and dining area. Youâ€™ll also love the cozy family room with a wood-burning fireplace and gas starter with sliding doors to a generous backyard deckâ€”perfect for summer BBQs. Thereâ€™s a large kitchen and a main floor bedroom or office, ideal for grandparents, guests, or working from home, along with a convenient half bath and main floor laundry. Upstairs, you'll find three large bedrooms, including a massive primary retreat with hardwood floors, a his and hers closets, and a private ensuite with shower. The other two bedrooms are carpeted and share another full bathroomâ€”perfect for families. The partly finished basement includes a fifth bedroom and loads of potential for future developmentâ€”think home theatre, games room, play area, or even a suite (subject to city approvals). Outside, the beautifully landscaped yard boasts a front south-facing deck, a canvas storage shed, newer fencing, and an underground sprinkler system. The



double oversized detached garage, paved RV parking, and large double gate to the paved alley make this a dream for anyone with multiple vehicles, toys, or tools. And letâ€™s talk locationâ€”walking distance to elementary, junior high, and high schools, plus easy access to transit including the Whitehorn LRT station and bus routes. You're also just minutes from Peter Lougheed Hospital, Stoney Trail, and Deerfoot Trail for seamless commuting around the city. This home is clean as a whistle, filled with character, and move-in ready. Don't miss this incredible opportunity to own a beautiful, lovingly cared-for home in a fantastic community. Book your showing today!

Built in 1978

**Essential Information**

MLS® #	A2224747
Price	\$669,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,996
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	175 Templewood Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta

Postal Code T1Y4M5

### Amenities

Parking Spaces 4  
Parking Double Garage Detached, RV Access/Parking  
# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Treed  
Roof Asphalt Shingle  
Construction Brick, Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed May 27th, 2025  
Days on Market 9  
Zoning R-CG

### Listing Details

Listing Office RE/MAX Realty Professionals

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