

# \$588,000 - 7 Templehill Crescent Ne, Calgary

MLS® #A2244148

**\$588,000**

6 Bedroom, 4.00 Bathroom, 1,641 sqft  
Residential on 0.09 Acres

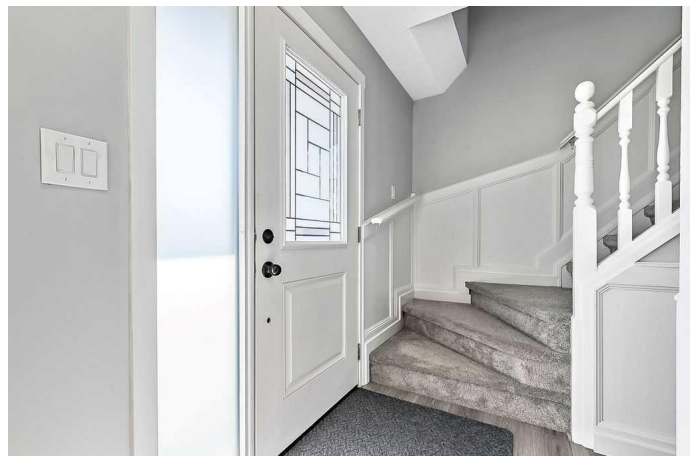
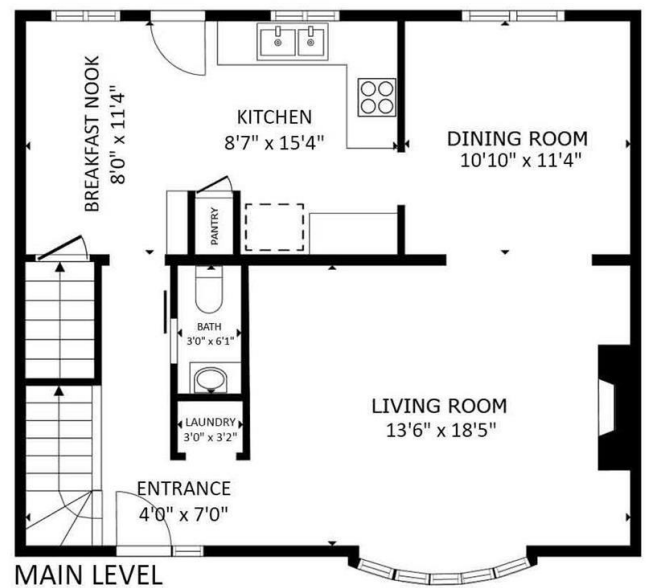
Temple, Calgary, Alberta

LEGAL 2 BEDROOM SUITE #7077 | 4  
BEDROOMS UP | GORGEOUS MODERN  
KITCHEN | UPDATED THROUGHOUT |  
DETACHED GARAGE WITH WORKSHOP |  
WALKABLE TO SCHOOLS & SHOPPING

This move-in ready home has been thoughtfully renovated and meticulously maintained, offering over 2400 sq ft of developed space including a rare legal basement suite (Suite #7077, City of Calgary). The main level is warm and welcoming, featuring a spacious front living room with a bay window and brick fireplace, fresh paint, and durable flooring throughout. A fully renovated kitchen steals the show with full-height cabinetry, quartz counters, stylish backsplash, and stainless steel appliances. There's also a large dining space and a breakfast nook that opens to the backyard—plenty of room to gather, unwind, or entertain.

Upstairs you'll find FOUR bedrooms—ideal for families—and a full 4-piece bath, along with a private 4-piece ensuite in the sunny primary bedroom that includes a deep soaker tub. Plush, professionally cleaned carpet adds comfort to the upper level.

Downstairs, the legal suite has its own entrance, two bedrooms, kitchen and dining area, separate laundry, and excellent potential for multi-generational living or rental income. A



smoke/CO detector and fire suppression sprinkler were professionally installed in the mechanical room in December 2021 (certificate available). Freshly cleaned carpet also extends throughout the lower level.

Outside, enjoy a fenced yard, back deck, and detached garage with dedicated workshop space. Big-ticket updates include: new roof and eavestrough (May 2021), R50 attic insulation (May 2021), and improved grading around the house (June 2021).

The location? Just a 10-minute walk to No Frills, Dollarama, and more. You're also steps from Guy Weadick School (Kâ€“6, public), Annie Foote School (Kâ€“6, public), and St. Thomas More School (Kâ€“6, Catholic). This one checks every box! You may see a virtual tour of this home by clicking the 3D tour icon.

Built in 1978

### Essential Information

MLS® #	A2244148
Price	\$588,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,641
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	7 Templehill Crescent Ne
Subdivision	Temple

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4C6

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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