

# \$489,900 - 216 Templevale Road Ne, Calgary

MLS® #A2258715

**\$489,900**

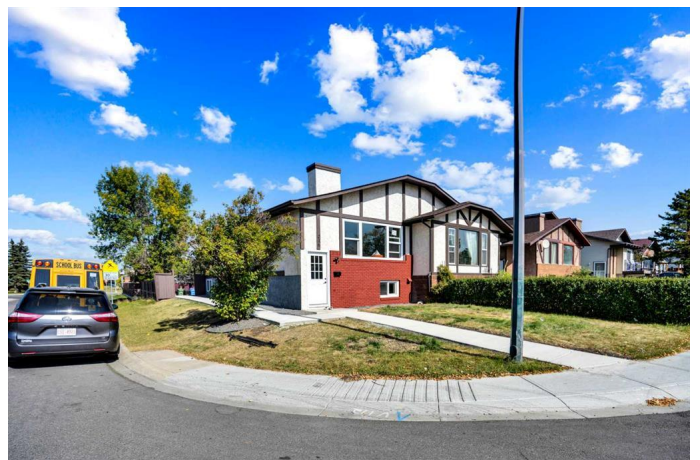
4 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.07 Acres

Temple, Calgary, Alberta

Welcome to 216 Templevale Road NE – a fully renovated gem with Legal Basement Suite perfect for families, investors, or anyone seeking a move-in-ready home with revenue potential. Situated on a quiet street across from a playground and just steps from schools and transit, this 4-bedroom, 2-bathroom property has been beautifully updated from top to bottom. The main level boasts a bright and functional layout with recently updated large windows, a modern kitchen, and patio doors that open onto a sunny backyard deck – ideal for summer BBQs and family gatherings. Upstairs, you’ll find two generous bedrooms, including a primary suite with a huge closet. The lower level is a brand-new legal 2-bedroom suite with a separate entrance, thoughtfully designed with a full kitchen, spacious living area, modern finishes, and its own laundry. Whether you choose to live up and rent down, host extended family, or maximize rental income, this setup provides incredible flexibility and peace of mind. With extensive renovation this property also comes with a Newly build concrete pad and walkway. With every detail renovated and nothing left to do but move in, this home is a turnkey opportunity in a family-friendly community. Don’t miss your chance to own a property that combines comfort, convenience, and legal income potential!

Built in 1979



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2258715               |
| Price          | \$489,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 903                    |
| Acres          | 0.07                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 216 Templevale Road Ne |
| Subdivision | Temple                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 4W2                |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                    |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full, Suite, Walk-Up To Grade                                    |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | None                                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 5                    |
| Zoning         | R-CG                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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