

# \$699,999 - 59 Templeson Road Ne, Calgary

MLS® #A2202279

**\$699,999**

5 Bedroom, 3.00 Bathroom, 1,168 sqft  
Residential on 0.12 Acres

Temple, Calgary, Alberta

Nestled in the heart of Temple, Northeast Calgary, this beautifully renovated BUNGALOW offers the perfect blend of style, functionality, and investment potential. With 5 BEDROOMS, 3 FULL BATHROOMS, DOUBLE OVERSIZED DETACHED GARAGE (25x21)! AND the best part of all this is the LEGAL BASEMENT SUITE! YES RENOVATED & LEGAL BASEMENT SUITE. As you step inside, you will be greeted by an OPEN-CONCEPT LIVING ROOM bathed in NATURAL LIGHT from 5 LARGE WINDOWS bringing in tons of sun. The LED-LIT-ELECTRIC FIREPLACE situated below the space that can house your LARGE TV, that you can enjoy from your BEAUTIFULLY designed BRIGHT KITCHEN overlooking YOUR LARGE SOUTH FACING GREEN BACKYARD from your FORMAL DINING ROOM with SLIDING DOORS to your COVERED DECK! The MODERN KITCHEN BOASTS a LARGE QUARTZ ISLAND & all the LATEST APPLIANCES including A POT FILLER! FRIDGE equipped with WATER DISPENSER & ICE MAKERS, ELECTRIC RANGE with AIR FRYER, and a STYLISH CHIMNEY HOOD FAN! Down the hall, the main floor contains your OWN LAUNDRY CLOSET, WELL DESIGNED FULL BATHROOM, 2 BEDROOMS with DOUBLE DOOR CLOSETS, and YOUR MASTER BEDROOM with its OWN SPA-LIKE ENSUITE containing THE WALK-IN SHOWER! The main FLOOR is welcoming with tasteful



LUXURY VINYL PLANK, KNOCKDOWN CEILINGS & POT LIGHTS! STEP into through the SEPARATE ENTRANCE to the LEGAL & REGISTERED BASEMENT that has a LARGE LIVING ROOM/DINING SPACE with a WIDE WINDOW, a NEW KITCHEN that includes A DISHWASHER! 2 GENEROUS SIZED BEDROOMS, BATHROOM with a shower TUB, and a SPACIOUS UTILITIES/ LAUNDRY ROOM! This house is WELL-MAINTAINED with VINYL WINDOWS, NEWER WATER TANK (2017), ROOF (2017), GUTTERS & DOWNSPOUTS (2021), FENCED FRONT YARD (2016) & BACKYARD, DRYWALLED and INSULATED 25x21 DETACHED GARAGE, and of course there is plenty of space should you choose to make room for your RV! Conveniently LOCATED just STEPS from BUS STOPS, PRIMARY SCHOOL, MINUTES DRIVE TO SHOPPING PLAZAS & MAJOR ROADS (52nd Street, 32nd, 16th Avenue, McKnight, & Stoney Trail), this property offers the best of both worlds; a peaceful residential setting with easy access to amenities. Whether you are looking to LIVE upstairs and CONTINUE to RENT downstairs or simply seeking a smart investment, this bungalow is sure to deliver. Come and experience it for yourself today.

Built in 1981

### **Essential Information**

MLS® #	A2202279
Price	\$699,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,168
Acres	0.12
Year Built	1981
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	59 Templeson Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5L5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, Off Street, Oversized
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Range
Heating	Central, Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Cleared, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed            March 13th, 2025

Days on Market      22

Zoning                R-CG

## **Listing Details**

Listing Office        URBAN-REALTY.ca

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