# \$749,900 - 56 Templewood Road Ne, Calgary

MLS® #A2204285

## \$749,900

6 Bedroom, 3.00 Bathroom, 1,554 sqft Residential on 0.14 Acres

Temple, Calgary, Alberta

Welcome to a rare find that beautifully blends spacious family living with impressive income potential. This thoughtfully updated home boasts nearly 3,000 sq ft of developed space, making it the perfect choice for multi-generational families, savvy investors, or anyone seeking flexible living options.

Currently generating \$2,000/month in rental income from 3 rented rooms, this home is already working for you!

Inside, you'll find 6 large bedrooms, 3 full bathrooms, and soaring high ceilings that create a light and open atmosphere throughout. The heart of the home features a stunning solariumâ€"a bright, sun-soaked retreat that opens to the spacious, private backyard, ideal for relaxing or entertaining.

Downstairs, a fully self-contained walkout basement offers its own private entrance, complete with separate laundry, a full bathroom, and a well-equipped kitchen featuring modern white counters and a stylish smart white backsplash. Perfect for extended family, tenants, or an independent illegal-suite setup.

You'II appreciate the attention to detail in the \$100,000 worth of renovations over the past five years, including a 7-foot treated fence that enhances both privacy and curb appeal.







For hobbyists or storage lovers, the insulated 22' x 24' garage offers ample room for vehicles, tools, and workspace.

Located close to parks, schools, shopping, and public transportation, this home checks all the boxes for location, lifestyle, and long-term value.

Built in 1979

#### **Essential Information**

MLS® # A2204285 Price \$749,900

Bedrooms 6
Bathrooms 3.00
Full Baths 3

Square Footage 1,554
Acres 0.14
Year Built 1979

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 56 Templewood Road Ne

Subdivision Temple
City Calgary
County Calgary
Province Alberta
Postal Code T1Y 4G9

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Beamed Ceilings, Bookcases, Built-in Features, High Ceilings, See

Remarks, Separate Entrance, Skylight(s), Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Full, Suite

#### **Exterior**

Exterior Features Fire Pit, Garden

Lot Description Back Lane, Back Yard, Few Trees, Garden, See Remarks

Roof Asphalt Shingle

Construction Brick, Metal Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 25th, 2025

Days on Market 6

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.