



## 40 Temple Place NE, Calgary, Alberta - \$449,999



Main Photo

### Property Description

Welcome Home!

Renovated • Affordable • Move-In Ready

Tucked away on a quiet cul-de-sac, this charming 2-storey attached home offers incredible value with 3+1 bedrooms, 2.5 bathrooms, and a fully finished basement—perfect for families, first-time buyers, or investors.

? Upgrades & Features

Renovated kitchen with maple cabinets, quartz countertops, stainless steel appliances, and tile flooring



Laminate flooring throughout main level, stairs, and upper floor

Newer high-efficiency furnace, hot water tank, toilet seats & taps

All windows and roof replaced in recent years

Bright & sunny living room with a large picture window

Open kitchen & dining area overlooking the oversized backyard with parking & RV gate

?? Layout

Upper Level: 3 bedrooms + full bath. Spacious primary bedroom with a large closet & window.

Basement: Additional bedroom, rec room, full bathroom, and convenient stacked laundry.

?? Location Highlights

Walking distance to schools, playgrounds, shopping, and transit

5-minute walk to No Frills grocery store

8-minute walk to LRT station; easy access to Bus 303 & 57

Short drive to Village Square Leisure Centre & Library

This home truly checks all the boxes for comfort, value, and convenience.

?? Call today to book your private showing!

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>



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