

# \$549,900 - 79 Templegreen Drive Ne, Calgary

MLS® #A2249633

**\$549,900**

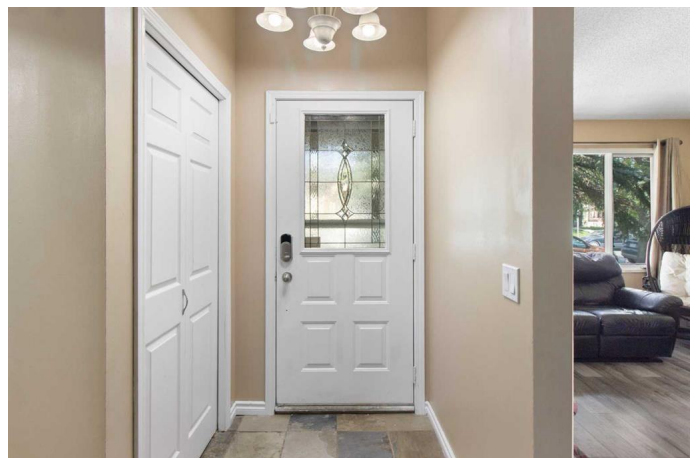
3 Bedroom, 2.00 Bathroom, 921 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

This exceptionally maintained four-level split is full of charm, space, and versatility, offering 921 sq ft on the main level plus 865 sq ft across two finished lower levels. From the moment you step inside, you're welcomed by soaring vaulted ceilings and a bright, open living room with large windows that flood the space with natural light. The kitchen is both spacious and functional, with a sunny eat-in dining area, perfect for family meals or a cozy corner bench setup. Upstairs, the primary bedroom features a cheater 3 pc ensuite, plus a second bedroom. On the lower level, you'll find a comfortable family room anchored by a cozy wood-burning corner fireplace, along with the third bedroom and a second full bath. The fully finished basement adds even more space to enjoy, with a massive recreation room that comes complete with your very own hot tub and sauna—an unbeatable retreat after a long day.

There's also a dedicated laundry room and ample storage throughout. Outside, the fully fenced backyard is beautifully landscaped featuring an interlocking stone patio that leads to the oversized double detached garage. Measuring 21 ft x 23 ft, the garage is insulated, heated, and built with hobbyists, mechanics, and handymen in mind. The location is just as impressive—only a block away from Annie Foote Elementary and St. Thomas More Catholic School, with playgrounds, tennis courts, parks, an outdoor rink, and a community centre just steps from



your door. Within minutes youâ€™ll find the Village Square Leisure Centre for swimming, skating, gym facilities, YMCA programs, and a public library. Shopping and conveniences are close by too, with Sunridge Mall, T&T Supermarket, Home Depot, Canadian Tire, and more just a short drive away, along with excellent public transit options. This is a rare opportunity to own a move-in ready, exceptionally maintained home with space for the whole family and incredible lifestyle extras!

Built in 1979

**Essential Information**

MLS® #	A2249633
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	921
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	79 Templegreen Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4Z1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized
# of Garages	2

## Interior

Interior Features	Storage, Vaulted Ceiling(s), Sauna
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 19th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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