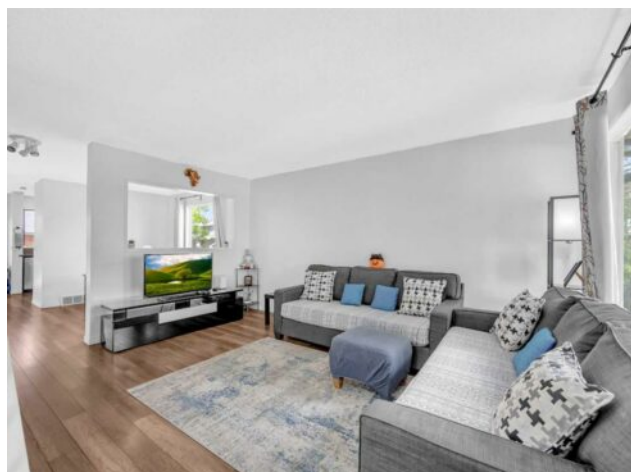


54 Templegreen Road NE
Calgary, Alberta

MLS # A2228394



\$499,900

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,201 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

LOCATION, LOCATION, LOCATION! This charming 3-bedroom, 2-story corner lot home has it all—comfort, convenience, and community. Ideally located right across the street from a school, park, community center, baseball diamonds, soccer fields, and tennis courts, your family will enjoy endless options for recreation just steps from your front door. Plus, with a bus stop just around the corner, commuting is quick and easy. Step inside to a freshly painted interior that feels warm and welcoming. The bright and cozy living room flows into a sun-filled dining area and open kitchen, complete with plenty of cabinets and newer appliances—perfect for family meals and entertaining. Upstairs, you’ll find three spacious bedrooms and a shared 3-piece bathroom, providing plenty of space for everyone to unwind. The partially finished basement is full of potential—use it as a playroom, home gym, or extra living space to suit your lifestyle. Outside, the fully fenced yard offers privacy and room to relax, while the single detached garage adds convenience and extra storage. With its unbeatable location, thoughtful updates, and family-friendly layout, this home is a rare find. Don’t miss out—schedule your private showing today and imagine the possibilities!