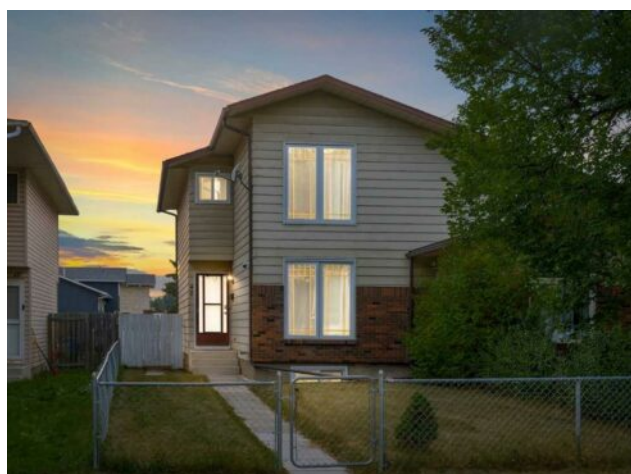


40 Temple Place NE
Calgary, Alberta

MLS # A2257318



\$449,999

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,202 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, RV Access/Parking, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: Microwave

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!