

**6944 Temple Drive NE**  
**Calgary, Alberta**

**MLS # A2276167**



# \$597,000

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Cleared, Front Yard, Interior Lot, Landscaped, Lawn, Lev		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Wired for Data		
<b>Inclusions:</b>	Basement Appliances: Fridge, Stove, Hood Fan. Only kitchen blinds are included.		

Welcome to 6944 Temple Drive NE, a beautifully renovated bungalow on a wide lot in the heart of the established Temple community. This versatile property offers 5 bedrooms and 2.5 bathrooms, making it an excellent option for families, multi generational living, or investors. The main level features a bright, functional layout with fresh paint, updated finishes, and a welcoming living space filled with natural light. The home includes an illegal basement suite with a separate entrance, providing added flexibility for extended family or supplemental income. Recent upgrades such as a newer roof offer peace of mind for years to come. Outside, you will appreciate the south facing backyard, perfect for enjoying sunshine throughout the day. The detached garage, alley access, and parking for up to four vehicles make this property stand out, with ample space for an RV or additional storage. The wide lot enhances both curb appeal and outdoor usability. Located in a family friendly area, this home is close to multiple schools, playgrounds, and green spaces, including nearby parks and walking paths. Enjoy easy access to the Temple Community Association, public transit, shopping, grocery stores, and major routes like McKnight Boulevard and Stoney Trail, making commuting across the city convenient. Whether you are looking for a move in ready home with income potential or a spacious property in a well connected neighborhood, 6944 Temple Drive NE delivers comfort, functionality, and long term value.