

**48 Templeridge Crescent NE  
Calgary, Alberta**

**MLS # A2279891**



**\$449,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,215 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to this beautifully updated 2-storey semi-detached home, ideally situated on a quiet, family-friendly street in the heart of Temple. Offering nearly 1,300 sq. ft. of living space, this home features 3 spacious bedrooms, 2.5 bathrooms, and stylish laminate flooring throughout. The bright main floor showcases oversized windows that fill the generous living area with natural light. Upstairs, you'll find three well-proportioned bedrooms and a full 4-piece bathroom, perfect for growing families. The fully developed basement adds exceptional value with a large recreation room, an additional 4-piece bathroom, and a dedicated storage area. Enjoy the private, low-maintenance backyard, plus the convenience of a double detached garage with ample parking. Located close to schools, parks, playgrounds, shopping, dining, and public transit. This move-in-ready home offers comfort, functionality, and a prime location—don't miss out!