



**20 Templehill Crescent
Calgary, Alberta**

MLS # A2280127

\$522,000



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|------------------|------------------------|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,156 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Other | | |

| | | | |
|--------------------|-------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

| | |
|--------------------|-----|
| Inclusions: | N/A |
|--------------------|-----|

First-Time Buyers, Investors & Multi-Generational Families ALERT!!! Discover this beautifully maintained bungalow in the heart of Temple offering over 2,200 sqft of developed living space on a 4,000+ sqft lot. The main floor features 3 bedrooms, 1.5 baths (including a primary suite with upgraded 2-piece ensuite), a bright living room, formal dining area, and a modern kitchen with appliances and updated windows. The fully finished basement adds 1 bedroom, a full bath, and spacious flex and entertainment areas;ideal for extended family or rental potential. Enjoy a double detached garage, optional parking, and a private yard. Located across from schools, close to parks, shopping, transit, and major routes. A move-in-ready gem in a family-friendly NE Calgary community;book your showing today!