

# \$714,900 - 323 Templeview Drive Ne, Calgary

MLS® #A2208951

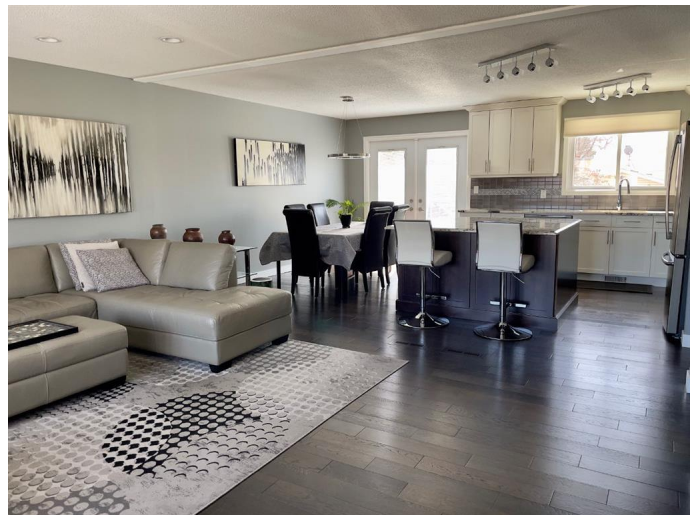
**\$714,900**

3 Bedroom, 3.00 Bathroom, 1,815 sqft

Residential on 0.11 Acres

Temple, Calgary, Alberta

**\*\*OPEN HOUSE Saturday April 19th, 1:00-4:00PM\*\*** Absolutely a must see! Fully Renovated 2 story split that has been Meticulously kept! The Features of this home read like a Best seller! Open main floor, Elegant Two-tone full ceiling height cabinets, tiled Backsplash, Granite counters, large center island with breakfast bar. Loads of pot drawers, and don't overlook the undercabinet lighting. The appliances are upgraded, newer and stainless steel. Flooring is Engineered hardwood and Porcelain tiling, new baseboard throughout, along with every interior door has been replaced. All the windows have been replaced including French door access off the dining room to the South facing rear deck. All three bathrooms have been redone, new vanities, Marble tops, faucets, Comfort High Toilets. Main floor bath has generous sized step in shower, the upper bathroom a Bright Skylight with double sink vanity! family sized main floor family room that features a new gas insert Fireplace. Also of note, new lighting throughout including pot light, Electrical receptacles also replaced (Electrical panel Professionally Updated), Quality upgrade window coverings throughout! Basement is fully developed currently being used as the Exercise room with new Berber carpet! Relax in the lower sauna? Plus, for all that extra storage there is a full-size crawlspace! Great Curb appeal enjoy the safety of wide poured concrete walks, Front planters and poured patio. Yard has newer fencing, spacious rear



deck, interlocking brick patio, the Gas lamp and the cozy Firepit. There are Natural gas lines to the back upper deck and into the detached garage. The Double garage is insulated and paneled and ready for heat! Bright sunny south facing backyard! Ideal low traffic street steps away from a tot lot park, blocks away from schools and transit. Easy access for shopping, and access to Stoney Trail. Book your viewing today!

Built in 1978

### Essential Information

MLS® #	A2208951
Price	\$714,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,815
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### Community Information

Address	323 Templeview Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3W3

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated

# of Garages 2

## Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Sauna, Skylight(s)

Appliances Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Family Room, Gas, Glass Doors, Insert, Raised Hearth

Has Basement Yes

Basement Crawl Space, Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Treed

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 5th, 2025

Days on Market 14

Zoning R-CG

## Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.