

# \$449,900 - 55 Templemont Drive Ne, Calgary

MLS® #A2238469

**\$449,900**

5 Bedroom, 4.00 Bathroom, 1,232 sqft  
Residential on 0.06 Acres

Temple, Calgary, Alberta

5 BEDS | 2 FULL & 2 HALF BATHS |  
PRIMARY WITH 2-PIECE ENSUITE | LVP  
FLOORING | WOOD-BURNING FIREPLACE |  
FULLY DEVELOPED BASEMENT |  
OVERSIZED DOUBLE DETACHED GARAGE  
| WALKING DISTANCE TO TRANSIT,  
SCHOOLS & SHOPPING | 10 MIN TO  
MCKNIGHT LRT Welcome to this  
well-maintained home in the family-friendly  
community of Temple! This spacious property  
features 5 bedrooms, 2 full bathrooms, and 2  
half bathrooms, including a primary bedroom  
with its own 2-piece ensuite. The main and  
upper floors are finished with durable luxury  
vinyl plank (LVP) flooring, and the cozy  
wood-burning fireplace in the living room adds  
warmth and character. The fully developed  
basement offers 2 additional bedrooms and a  
full bathroom, providing excellent space for  
extended family, guests, or a home office  
setup. An oversized double detached heated  
garage ensures comfort during Calgary's  
winter months. Ideally located within walking  
distance to transit, schools, and shopping, and  
just a 10-minute drive to McKnight LRT  
Station, this home blends comfort,  
functionality, and convenience.

Built in 1981

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2238469  |
| Price  | \$449,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,232                  |
| Acres          | 0.06                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 55 Templemont Drive Ne |
| Subdivision | Temple                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 4Z5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central                                                            |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | Other     |
| Lot Description   | Back Lane |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 45             |
| Zoning         | R-CG           |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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