

# \$595,000 - 3 Templemont Way Ne, Calgary

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MLS® #A2242794

**\$595,000**

3 Bedroom, 3.00 Bathroom, 1,441 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Modern Elegance in a Prime Location

This beautifully designed home features soaring 9-ft ceilings, sleek modern lighting, and a bright open-concept layout. Luxury vinyl plank floors and large windows create a warm, welcoming space throughout the main level.

The chef's kitchen boasts quartz countertops, white cabinetry, stainless steel appliances, and a large island – perfect for entertaining. The spacious living and dining areas are anchored by a stunning fireplace, while a separate family room offers flexibility as an office or second lounge.

Upstairs, the luxurious primary suite includes a spa-like ensuite and a large walk-in closet. Enjoy a private, fenced backyard with a deck ideal for outdoor gatherings, plus a detached garage for easy parking.

Located within walking distance to daycare, schools, parks, and public transit – this home has it all.

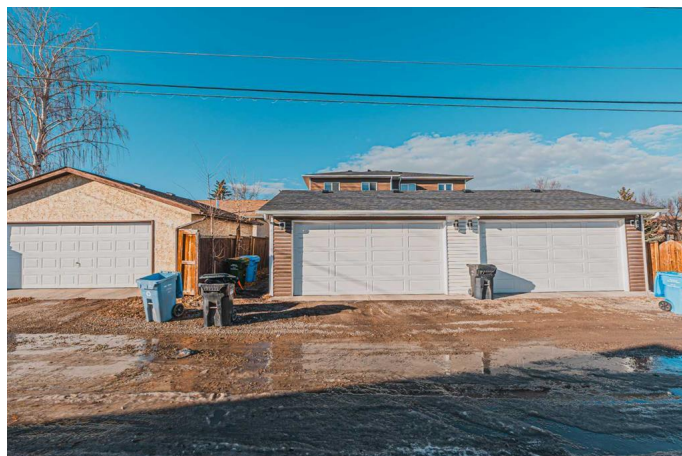
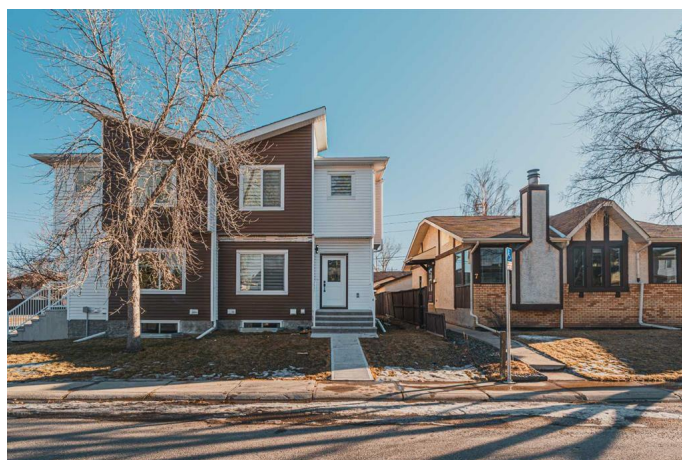
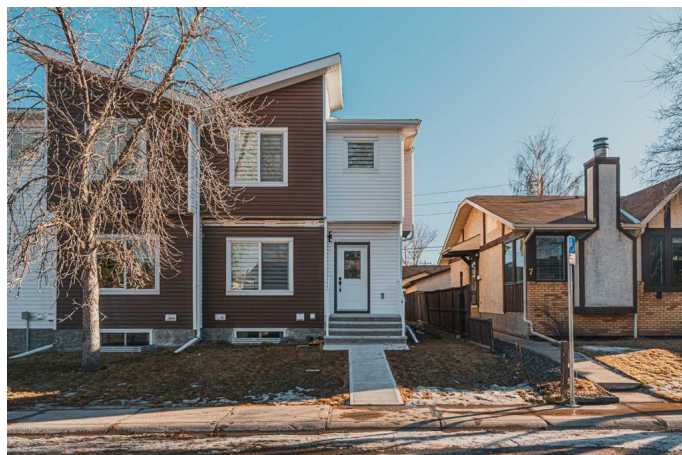
Book your showing today!

Built in 2022

## Essential Information

MLS® #                   A2242794

Price                     \$595,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,441                  |
| Acres          | 0.06                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3 Templemont Way Ne |
| Subdivision | Temple              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y5C1              |

### Amenities

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

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry         |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Electric                                                                      |
| Has Basement      | Yes                                                                           |
| Basement          | Full, Unfinished                                                              |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | Back Lane, Back Yard, Street Lighting |
| Roof            | Asphalt Shingle                       |
| Construction    | Concrete, Vinyl Siding                |
| Foundation      | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 87              |
| Zoning         | R-C2            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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