

# \$449,999 - 56 Templeridge Crescent, Calgary

MLS® #A2199325

**\$449,999**

4 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome Home! This bright and beautifully maintained 3-bedroom home is perfectly situated across from a park, tennis courts, and baseball and soccer fields. Step into the inviting living room, where a charming wood-burning fireplace and a large bay window create a cozy yet spacious atmosphere. The kitchen features updated countertops and ample workspace, making it ideal for preparing family meals.

The main floor also boasts a renovated powder room and a spacious dining area, perfect for gatherings. Upstairs, you'll find a stunning 5-piece bathroom with double sinks, along with three generously sized bedrooms, including a primary suite with his-and-hers closets.

The fully developed basement offers even more space, featuring a family room, a versatile den/office currently used as a fourth bedroom, plenty of storage, and a convenient laundry room.

Step outside and soak up the sun in your west-facing backyard, complete with a patio—ideal for relaxing or entertaining. Don't miss out on this wonderful place to call home!



Built in 1979

## Essential Information

MLS® #                    A2199325

Price                      \$449,999

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,253
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	56 Templeridge Crescent
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4M4

### **Amenities**

Parking Spaces	1
Parking	Off Street

### **Interior**

Interior Features	Laminate Counters, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame, Metal Frame, Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 4th, 2025
Days on Market	56
Zoning	R-C2

**Listing Details**

Listing Office	Save Max Avitos Real Estate Brokerage
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