

# \$475,000 - 344 Templeview Drive Ne, Calgary

MLS® #A2231697

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,028 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

Bi-level in a great Temple location close to schools, shopping, leisure centre, Hospital, and most family oriented amenities with handy access roads for that weekend excursion out of the city. Features include upgraded windows and shingles, 3 bedrooms, 3 bathrooms, bright kitchen with eat in area, bright spacious living room with wood burning mantle fireplace. Developed lower level features include huge upgraded windows, spacious recreation/Family, "flex" room, bathroom and spacious bedroom. This home is bathed with natural light in upper AND lower levels. Back garden boasts Hi-Lo picnic decking, DOUBLE DETACHED HEATED GARAGE WITH 220 workshop wiring. It all spells S.U.P.E.R V.A.L.U.E. Do not let this one pass you "BUY"



Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231697  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,028     |
| Acres          | 0.09      |
| Year Built     | 1978      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 344 Templeview Drive Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 3W4                 |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3   |
| Parking        | Garage Door Opener, 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear, RV Access/Parking, Workshop in Garage |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer, Bar Fridge |
| Heating           | Central, Natural Gas   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Playground                   |
| Lot Description   | Back Lane, Landscaped, Paved |
| Roof              | Asphalt Shingle              |
| Construction      | Stucco                       |
| Foundation        | Poured Concrete              |

### Additional Information

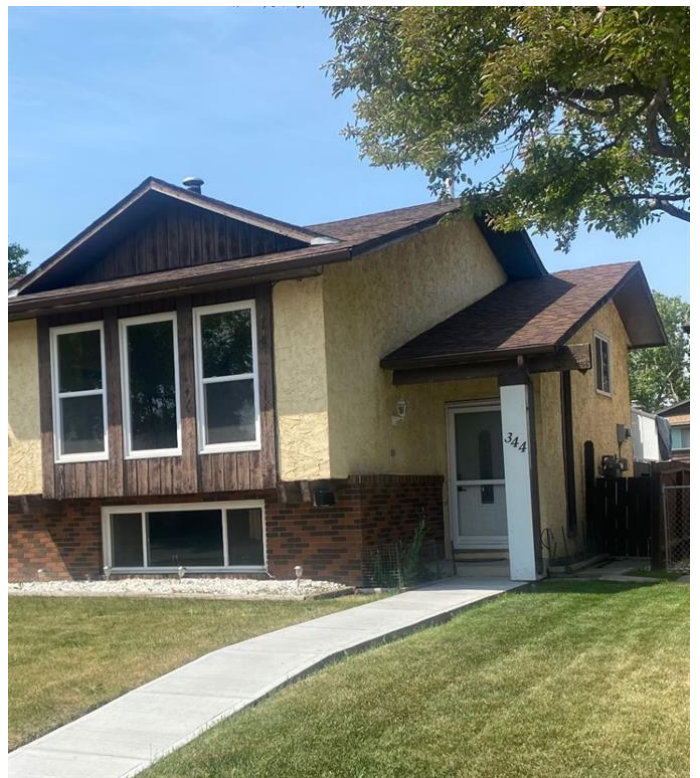
Date Listed June 16th, 2025

Days on Market 2

Zoning R-CG

### **Listing Details**

Listing Office CIR Realty



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