

# \$699,900 - 12 Templehill Bay Ne, Calgary

MLS® #A2260307

**\$699,900**

5 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.11 Acres

Temple, Calgary, Alberta

Welcome to this beautifully maintained 4-level split located on a quiet cul-de-sac in the sought after community of Temple. With over 1780 sqft above grade and a newly added illegal suite, this home is very spacious for any size family. It offers style, warmth, and flexibility with 5 bedrooms and a smart, family-friendly layout. The main floor features a bright living room, a stylish white kitchen with stainless steel appliances, and a spacious dining area. A few steps down is the cozy family room with a wood-burning fireplace, plus a bedroom/office, laundry, and full bath. Upstairs are three bedrooms, including a primary with private ensuite, and another full bath. The lower level has been newly developed into an illegal suite with its own walk-up exterior entrance and newly poured sidewalk to the street. It includes a bedroom, bath, family room, and kitchen, plus two new egress windows for safety and natural light. Perfect for extended family or rental potential. Additional highlights: drywalled double garage with paved alley access, many updated windows, pergola and deck in backyard, furnace, hot water tank. Located in a quiet cul-de-sac near three schools, this home blends comfort, updates, and income potential—showcasing true pride of ownership.

Built in 1978

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2260307      |
| Price          | \$699,900     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,831         |
| Acres          | 0.11          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 12 Templehill Bay Ne |
| Subdivision | Temple               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T1Y 4C7              |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Alley Access, Double Garage Detached, Insulated |
| # of Garages   | 2                                               |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, See Remarks, Vinyl Windows                                                                             |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Garburator |
| Heating           | Forced Air                                                                                                             |
| Cooling           | None                                                                                                                   |
| Fireplace         | Yes                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                      |
| Fireplaces        | Living Room, Mantle, Wood Burning, Tile                                                                                |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full                                                                                                                   |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Yard                             |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Level |
| Roof              | Asphalt Shingle                          |
| Construction      | Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 31                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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