140 Templehill Drive NE

Calgary | Active | MLS® A2347869

$409,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1978**	**828.28 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Property Solutions Real Estate Group Inc.

A closer look

Imagine settling into a move-in ready home, thoughtfully designed to enhance your everyday living experience-this 3 level split duplex offers just that. Located within the desirable NE Calgary community of Temple, this property presents a rare opportunity to own a beautifully maintained home with ample space for growing families or those seeking comfort and convenience. Inside, discover an inviting atmosphere with flooring thoughtfully selected to complement each level, featuring carpet, ceramic tile, and vinyl plank throughout. Quartz counters elevate the kitchen, providing both style and functionality for preparing meals and entertaining guests. Four bedrooms provide flexibility to accommodate your needs, two upstairs and two finished below grade, while two full bathrooms ensure ease and privacy for everyone. Laundry day becomes simpler with the dedicated laundry room located conveniently within the finished basement, providing additional storage space as well. Enjoy outdoor living with a front porch and a backyard accessible via a back lane, complete with lawn and a rectangular lot. With community amenities like playgrounds, schools, and shopping nearby, this home seamlessly integrates into your desired lifestyle. Two parking spaces, consisting of carport with portable car shelter and off street parking, provides ease to access your home.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347869
Bedrooms	4
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 Level Split, Attached-Side by Side
Total Living Area:	828.28 sq. ft.
Lot Area:	2,572 sq. ft.

Lot Frontage:	23'
Front Exposure:	East
Entry Level:	1
Levels:	3 Level Split
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7711406
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Asphalt
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No

Parking:	Carport, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Temple
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	Portable Car Shelter
Restrictions:	None Known
Main Floor	Bedroom - Primary · 11' × 9'11" ·
Main Floor	Bedroom · 9'9" × 8'9" ·
Main Floor	Kitchen · 9'4" × 8'2" ·
Main Floor	Dining Room · 9'6" × 8'2" ·
Main Floor	Living Room · 14'1" × 11'9" ·
Basement	Bedroom · 13'8" × 8'10" ·
Basement	Bedroom · 11'8" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Quartz Counters
Exterior Features:	Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE

Zoning:	R-C2
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/140-templehill-drive-ne-calgary-a2347869/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 08:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.