140 Templemont Circle NE

Calgary | Active | MLS® A2357251

$799,900



Bedrooms	Bathrooms	Year Built	Living area
4	3	1980	1,502 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Five Star Realty

A closer look

Rare opportunity: Fully Renovated Front Attached Garage Home with 2 Basement Suites, 8 bedrooms, 5 bathrooms, 3 kitchens, and DC zoning!

This home was fully renovated in 2023 and offers exceptional space and versatility. The bright main level features 4 bedrooms and 3 full bathrooms, with new flooring, fresh paint, new windows, and new light fixtures throughout. A new garage pad completes the upgrades.

A great mortgage helper: the home includes two basement suites with 2 bedrooms each, one of which is a legal suite. Combined with the main level, that makes 8 bedrooms, 5 bathrooms, 3 kitchens, and 3 laundries. The second basement suite is illegal.

Investors, take note: the property has been rezoned from R-C1 to DC (Direct Control), offering potential for multi-family use.

Enjoy ample parking, including generous space across the street, since there are no homes directly in front. You’re within walking distance of bus stops, parks, schools, and shopping centres, which makes daily life convenient.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357251
Bedrooms	4
Bathrooms	3
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	1

Home Style:	Bungalow
Total Living Area:	1,502 sq. ft.
Acreage:	No
Lot Area:	5,059 sq. ft.
Lot Frontage:	45'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1980 (Age: 46)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	4
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	7910737
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None

Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level, Main Level, Multiple Locations
City Quadrant:	Northeast
Community:	Temple
Appliances:	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 12'6" × 11'7" ·
Main Floor	Bedroom · 9'2" × 9'1" ·
Main Floor	Bedroom · 8'7" × 8'5" ·
Main Floor	Bedroom - Primary · 13'1" × 12'2" ·
Main Floor	Bedroom · 9'1" × 9' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Open Floorplan, Quartz Counters, See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone NE
Zoning:	DC
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/140-templemont-circle-ne-calgary-a2357251/

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