172 Templemont Drive NE

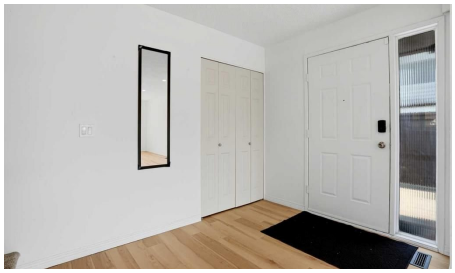
Calgary | Active | MLS® A2352901

$584,900









Bedrooms	Bathrooms	Year Built	Living area
6	**4**	**1979**	**1,843.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

ENDLESS OPPORTUNITY on an expansive lot! Situated on an impressive 7,300+ sq/ft lot, on a gorgeous tree-lined street where pride of ownership is immediately evident, is this spacious 1,843.39 sq/ft, 4 bedroom, 3.5 bath home, which offers exceptional flexibility (and space!) for families, multi-generational families or investors. Step inside to discover a bright, sun-filled main floor featuring brand new blonde luxury vinyl plank flooring throughout. The renovated kitchen has been thoughtfully updated in recent years and serves as the heart of the home, opening to one of two generous living spaces (on the main) w/ a beautiful white-washed stone fireplace. A tucked-away den/bedroom provides an ideal home office, bedroom (perfect for multi-generational households!) or playroom, while the convenient main floor laundry, 2-piece bathroom, and direct access to the enormous backyard complete this functional layout. Updated recessed lighting throughout the main floor. Upstairs, you'll find brand new carpet throughout, along with three spacious bedrooms. The primary retreat offers abundant natural light from two large windows & a private 3-piece ensuite. Two additional bedrooms are serviced by a convenient 4-piece bathroom. The lower level features a illegal suite complete with a kitchen area including a stove, hood fan, sink, and refrigerator, along with a recreation/living space, two bedrooms (windows do not meet current egress requirements), a 4-piece bathroom, and ample storage. Outside, the massive backyard provides endless opportunities for kids, pets, gardening or entertaining. The home is finished with a convenient double attached garage, with ample driveway & street parking. Whether you're searching for a large family home on an even larger lot or an investment opportunity - this one is packed with possibilities & opportunity.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352901
Bedrooms	6
Bathrooms	4
Year Built	1979
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1

Home Style:	2 Storey Split
Total Living Area:	1,843.39 sq. ft.
Main Level Finished Area:	1,254.44 sq. ft.
Below Grade Finished Area:	630.31 sq. ft.
Acreage:	No
Lot Area:	7,319 sq. ft.
Lot Frontage:	40'11"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1979 (Age: 47)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7910737
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Laminate, Tile, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Temple
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Ceiling Fan(s) & All Light Fixtures
Restrictions:	None Known
Main Floor	Living Room · 19'1" × 16'5" ·
Main Floor	Kitchen · 14' × 12'7" ·
Main Floor	Dining Room · 12'7" × 7' ·
Main Floor	Family Room · 18'2" × 12'7" ·
Main Floor	Bedroom · 10'11" × 10'1" ·
2nd Floor	Bedroom - Primary · 12'7" × 10'8" ·
2nd Floor	Bedroom · 10'6" × 8'11" ·
2nd Floor	Bedroom · 10'6" × 9' ·
Lower Level	Kitchen With Eating Area · 17'9" × 11'4" ·
Lower Level	Game Room · 15'10" × 13'8" ·

Lower Level	Bedroom · 13'8" × 10'1" ·
Lower Level	Bedroom · 11'7" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Open Floorplan, Recessed Lighting, See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Private, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C1
Listed Date:	Oct 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/172-templemont-drive-ne-calgary-a2352901/

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