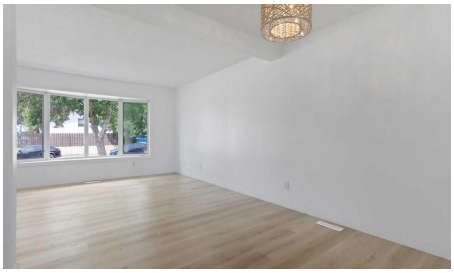
264 Templeview Way NE

Calgary | Active | MLS® A2354154

$420,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1978**	**1,240.44 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Welcome to this well-designed two-storey semi-detached home, offering functional living space across three levels perfect for families or investors alike. The main floor features a bright kitchen with an attached eating area, a spacious living room and connected dining room great for entertaining and family meals. A convenient 2-piece bathroom completes the main. Upstairs, you'll find a large primary bedroom with duel closets, two more generously sized bedrooms and a full 4-piece bathroom, offering a comfortable private space for the entire family. The finished basement adds excellent additional living space with a rec room perfect for a media room or home gym, a fourth bedroom/office (windows not egress), and a full bathroom ideal for guests or a growing family. The home has been updated with some fresh paint, new flooring and is situated right next to a park/playground area. Don't miss your chance to view this fantastic property, book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354154
Bedrooms	4
Bathrooms	3
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:	2 Storey, Attached-Side by Side
Total Living Area:	1,240.44 sq. ft.
Main Level Finished Area:	640.24 sq. ft.
Below Grade Finished Area:	472.86 sq. ft.

Lot Area:	2,508 sq. ft.
Lot Frontage:	25'5"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	7711020
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Linoleum, Tile, Vinyl
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	None
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Temple
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 13'1" × 11'3" ·
Main Floor	Living Room · 13'11" × 12'1" ·
Main Floor	Dining Room · 9'6" × 7'8" ·
Upper Level	Bedroom · 10'5" × 9' ·
Upper Level	Bedroom - Primary · 16'10" × 10'3" ·
Upper Level	Bedroom · 9' × 8'5" ·
Lower Level	Game Room · 18'1" × 11'8" ·
Lower Level	Bedroom · 10'9" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Laminate Counters
Exterior Features:	Rain Gutters
Patio And Porch Features:	None
Lot Features:	Back Lane, City Lot, Front Yard
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/264-templeview-way-ne-calgary-a2354154/

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

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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.