31 Templeby Way NE

Calgary | Active | MLS® A2357452

$379,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1980**	**1,207.97 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Pro Broker

A closer look

HANDYMAN SPECIAL | GREAT LOCATION | EXCELLENT POTENTIAL! Welcome to this 2-storey detached home in the established community of Temple NE, Calgary, offering over 1,238 sq. ft. of above-grade living space, 4 bedrooms, 1.5 bathrooms, and a fully finished basement. Priced attractively to reflect its condition, this property presents an excellent opportunity for renovators, investors, or buyers looking to add their personal touch and unlock its full potential.

Upon entering, you are greeted by a spacious foyer leading into a bright living room featuring a large window that allows plenty of natural light. The main floor also offers a functional kitchen, adjoining dining area, and a convenient 2-piece powder room. Upstairs, you will find three generously sized bedrooms and a full bathroom. The fully finished basement provides additional living space, including a fourth bedroom, offering flexibility for family or guests.

Outside, the property features a rear deck and a spacious backyard with potential for future garage development, subject to necessary approvals. Location is another major highlight, with two schools directly across the street and a strip mall conveniently located behind the property, providing easy access to everyday essentials.

With its desirable location, functional layout, attractive price, and tremendous renovation potential, this Temple home is an opportunity worth exploring. Bring your vision and transform this property into something special. Call your REALTOR® to book a private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357452
Bedrooms	4
Bathrooms	2
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,207.97 sq. ft.
Main Level Finished Area:	588.91 sq. ft.
Upper Level Finished Area:	619.06 sq. ft.
Below Grade Finished Area:	517.89 sq. ft.
Acreage:	No
Lot Area:	3,315 sq. ft.
Lot Frontage:	21'8"
Front Exposure:	Northeast
Unit Exposure:	Northeast
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1980 (Age: 46)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	8110206
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Temple
Appliances:	Dryer, Electric Range, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'5" × 9'11" ·
Main Floor	Foyer · 7'5" × 4'5" ·
Main Floor	Kitchen · 9'3" × 7'1" ·
Main Floor	Living Room · 16'2" × 13'6" ·
Upper Level	Bedroom · 11'8" × 8'6" ·
Upper Level	Bedroom · 15'1" × 7'4" ·
Upper Level	Bedroom - Primary · 16'3" × 13'2" ·
Basement	Bedroom · 10'2" × 9' ·
Basement	Game Room · 16'3" × 15' ·
Basement	Storage · 10'2" × 5'10" ·

Basement	Furnace/Utility Room · 6'9" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, No Neighbours Behind
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-templeby-way-ne-calgary-a2357452/

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