35 Templemont Drive NE

Calgary | Active | MLS® A2344822

$419,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1981**	**1,237.65 sq. ft.**

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Listed by REMAX Innovations

A closer look

Welcome to this beautifully updated 2-storey home in the established community of Temple, offering comfort, functionality, and modern updates throughout. Facing north and ideally located with quick access to major routes including McKnight Boulevard, 52 Street NE, and Stoney Trail, this home provides excellent convenience while being close to schools, parks, shopping, transit, and everyday amenities. Step inside to discover a bright and inviting layout featuring abundant natural light and updated finishes throughout. The main floor offers a spacious living room, dining area, and kitchen designed for both everyday living and entertaining. Flooring throughout the home creates a clean, carpet-free environment while adding warmth and character. The cozy wood-burning fireplace adds charm and comfort to the living space. The upper level features 3 bedrooms including a generously sized primary retreat complete with its own private 2-piece ensuite. Two additional bedrooms and a full 4-piece bathroom complete the upper floor, making it ideal for growing families. The basement adds additional living flexibility with a spacious recreation room, storage area, and a convenient 3-piece bathroom. Outside, enjoy the fully fenced backyard featuring an extended wooden deck-perfect for summer gatherings, entertaining, or relaxing outdoors. A storage shed provides extra functionality, while rear parking access via paved alley offers added convenience. Recent improvements and renovations enhance the value and appeal of this home, including updated interior finishes and a well-maintained condition throughout. Located close to multiple schools, shopping centres, parks, transit, pharmacies, clinics, and everyday amenities, this home presents an excellent opportunity for families, first-time buyers, or investors alike.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344822
Bedrooms	3
Bathrooms	3
Year Built	1981
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:	1,237.65 sq. ft.
Lot Area:	2,443 sq. ft.
Lot Frontage:	27'4"
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	8111469
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
City Quadrant:	Northeast
Community:	Temple
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 12'1" × 7'7" ·
Main Floor	Kitchen · 12'1" × 11'3" ·
Main Floor	Living Room · 17'7" × 12'3" ·
2nd Floor	Bedroom · 13'4" × 9'8" ·
2nd Floor	Bedroom · 9'10" × 8'9" ·
2nd Floor	Bedroom - Primary · 15'4" × 11'2" ·
Basement	Game Room · 19'3" × 17'10" ·
Basement	Storage · 14'6" × 13'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting

Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Few Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-templemont-drive-ne-calgary-a2344822/

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

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