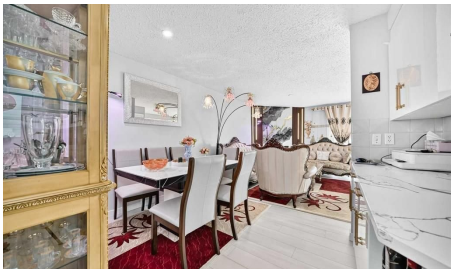
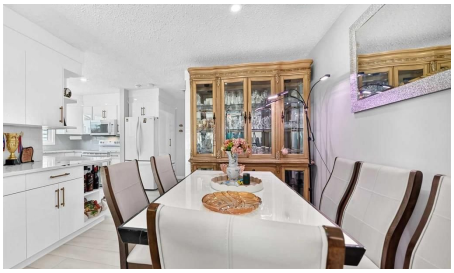
7 Templeton Bay NE

Calgary | Active | MLS® A2353057

$439,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1981**	**899 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Location...Location! LIVE UP RENT DOWN !! THIS NICE BI-LEVEL HALF DUPLEX HOME AT THE DESIRABLE TEMPLE COMMUNITY, OFFERS WIDE LIVING SPACES. THE MAIN ENTRACE LEADS TO THE MAIN LEVEL AND DOWN STAIRS, BOTH HAVE THEIR OWN DOORS. THE UPPER LEVEL HAS 2 BEDROOMS, FULL BATHROOM, HUGE LIVING/DINING AREA AND WELL UPDATED KITCHEN WITH PLENTY CABINETS . LOWER LEVEL HAS 2 BEDROOMS, FULL BATHROOM WITH ILLEGAL SUITE. FIRST TIME HOME BUYERS, INVESTERS OR SMALL FAMILY HOME BUYERS , WHY LOOKINF FOR CONDOS WHILE YOU GOT THIS NICE DUPLEX HOUSE WITH GOOD MORTGAGE HELP OFFERING.... DON'T MISS IT, SO YOU CAN CONTACT YOUR FAVOURITE REALTOR FOR SHOWINGS !

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353057
Bedrooms	4
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	2
Home Style:	Attached-Up/Down, Bi-Level
Total Living Area:	899 sq. ft.
Lot Area:	2,440 sq. ft.
Lot Frontage:	27'7"
Front Exposure:	West
Unit Exposure:	Southwest

Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1981 (Age: 45)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	08010406
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Up
Foundation:	Combination, Poured Concrete, Wood
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Decorative, Dining Room, Wood Burning
Garage:	No
Parking:	Alley Access, Carport, Off Street, On Street

Parking Covered:	1
Parking Places:	2
Parking Total/Covered:	2 / 1
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	Bedroom - Primary · 14'3" × 10' ·
Main Floor	Bedroom · 10'10" × 8'10" ·
Main Floor	Kitchen · 131'10" × 12'9" ·
Main Floor	Living Room · 19'4" × 14'4" ·
Main Floor	Dining Room · 9'4" × 9'1" ·
Main Floor	Entrance · 6'10" × 3'9" ·
Main Floor	Balcony · 11'8" × 5'8" ·
Basement	Bedroom · 9'8" × 9'5" ·
Basement	Bedroom · 9'5" × 8'3" ·
Basement	Living/Dining Room Combination · 16'9" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Balcony, Private Yard, Storage
Patio And Porch Features:	Balcony(s)
Lot Features:	Cul-De-Sac, Landscaped
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-2A
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7-templeton-bay-ne-calgary-a2353057/

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

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