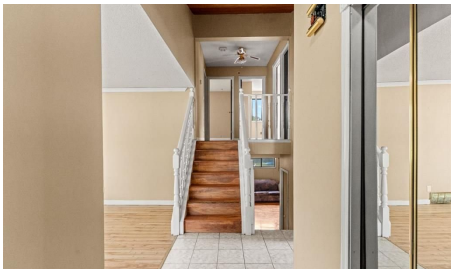
72 Templeson Way NE

Calgary | Active | MLS® A2325263

$549,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1981**	**1,186.63 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this fantastic opportunity in the established community of Temple. Whether you're looking for a solid investment property, a positive cash-flow rental, or the flexibility of living upstairs while renting the lower level, this home offers exceptional potential.

Featuring **5 bedrooms, 2.5 bathrooms, and a separate entrance**, the layout is ideal for a variety of living arrangements. Large windows throughout fill the home with natural light, creating bright and inviting living spaces.

Perfectly situated beside a park, this property offers an ideal setting for families while also appealing to savvy investors. Enjoy the convenience of being just minutes from schools, shopping, public transit, and major roadways. A versatile property in a prime location with endless possibilities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325263
Bedrooms	5
Bathrooms	3
Year Built	1981
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:	4 Level Split
Total Living Area:	1,186.63 sq. ft.
Below Grade Finished Area:	1,121 sq. ft.
Acreage:	No

Lot Area:	5,069 sq. ft.
Lot Frontage:	55'
Front Exposure:	West
Levels:	4 Level Split
Total Rooms Above Grade:	4
Year built:	1981 (Age: 45)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8010774
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Temple
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	See Remarks
Main Floor	Living Room · 21'1" × 11'7" ·
2nd Floor	Bedroom · 11' × 9'3" ·
2nd Floor	Bedroom · 9'9" × 8'10" ·
2nd Floor	Bedroom - Primary · 12'6" × 11'11" ·
Lower Level	Bedroom · 12' × 9'1" ·
Lower Level	Bedroom · 13'1" × 9'6" ·
Lower Level	Game Room · 19'9" × 14'10" ·
Lower Level	Family Room · 16'7" × 16'2" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance
Exterior Features:	Garden, Other, Private Entrance, Private Yard
Patio And Porch Features:	Front Porch, Other
Lot Features:	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Front Yard
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Jun 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/72-templeson-way-ne-calgary-a2325263/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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