

# \$449,888 - 55 Templemont Drive Ne, Calgary

MLS® #A2262122

**\$449,888**

5 Bedroom, 4.00 Bathroom, 1,222 sqft  
Residential on 0.06 Acres

Temple, Calgary, Alberta

\*\*\*\*Investors and first time home buyers  
ALERT\*\*\*\* Welcome to this beautifully home  
in the desirable community of Temple!  
Featuring 5 spacious bedrooms, 2 full baths,  
and 2 half baths—including a master suite  
with its own 2-piece ensuite—this property  
offers ample space for families and  
entertaining guests. The inviting wood-burning  
fireplace in the living room creates a warm  
ambiance, while the stylish and durable LVP  
flooring throughout the main and carpet on  
2nd floors adds a modern touch. An oversized  
double detached heated garage is a fantastic  
bonus for those chilly winter months, and the  
home's prime location within walking distance  
to transit, schools, and shopping ensures  
convenience for everyday living. This is a  
wonderful opportunity for anyone seeking a  
cozy and convenient place to call home—call  
to view before it's gone!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262122  |
| Price          | \$449,888 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,222     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 1981                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 55 Templemont Drive Ne |
| Subdivision | Temple                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 4Z5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Wood Burning                                                              |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 23                |
| Zoning         | R-CG              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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