

# \$449,999 - 56 Templeridge Crescent, Calgary

MLS® #A2199325

**\$449,999**

4 Bedroom, 2.00 Bathroom, 1,253 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome Home! This bright and beautifully maintained 3-bedroom home is perfectly situated across from a park, tennis courts, and baseball and soccer fields. Step into the inviting living room, where a charming wood-burning fireplace and a large bay window create a cozy yet spacious atmosphere. The kitchen features updated countertops and ample workspace, making it ideal for preparing family meals.

The main floor also boasts a renovated powder room and a spacious dining area, perfect for gatherings. Upstairs, you'll find a stunning 5-piece bathroom with double sinks, along with three generously sized bedrooms, including a primary suite with his-and-hers closets.

The fully developed basement offers even more space, featuring a family room, a versatile den/office currently used as a fourth bedroom, plenty of storage, and a convenient laundry room.

Step outside and soak up the sun in your west-facing backyard, complete with a patio—ideal for relaxing or entertaining. Don't miss out on this wonderful place to call home!



Built in 1979

## Essential Information

MLS® #                      A2199325

Price                         \$449,999

Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,253
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	56 Templeridge Crescent
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4M4

### Amenities

Parking Spaces	1
Parking	Off Street

### Interior

Interior Features	Laminate Counters, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Metal Frame, Wood Frame, Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 4th, 2025
Days on Market	62
Zoning	R-C2

**Listing Details**

Listing Office	Save Max Avitos Real Estate Brokerage
----------------	---------------------------------------

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