

39 Templeby Way NE
Calgary, Alberta

MLS # A2214172



\$410,000

Division:	Temple		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,280 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Welcome to this beautiful modern 2-storey semi-detached home, perfectly situated on a quiet, family-friendly street in the heart of Temple. Offering just under 1,300 sq ft of stylish living space, this home features 3 spacious bedrooms, 1.5 bathrooms, and laminate flooring throughout. Step into a bright and inviting main floor, where oversized windows fill the generous living room with natural light. The sleek kitchen is a chef's delight, complete with quartz countertops, stainless steel appliances, contemporary cabinetry, and plenty of storage. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bath—perfect for a growing family. The unfinished basement provides a blank canvas to create additional living space tailored to your needs. Enjoy the outdoors in your private, low-maintenance backyard—ideal for relaxing or entertaining. A large rear parking pad offers ample space for multiple vehicles. With schools, parks, playgrounds, shopping, restaurants, and public transit all just minutes away, this home combines comfort, convenience, and modern design. Don't miss your chance to make this fantastic property yours—book your private showing today!