



GRASSROOTS
REALTY GROUP

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31 Templeby Way NE
Calgary, Alberta

MLS # A2289511



\$409,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this well-maintained four-bedroom home in the established community of Temple in Calgary's northeast. Offering three bedrooms upstairs and a fourth bedroom in the fully finished basement, this home provides a functional layout with space for growing families, multi-generational living, or a home office setup. The main floor features a bright and comfortable living area, a practical kitchen with ample cabinet and counter space, and a dining area ideal for everyday meals and family gatherings. Upstairs, you'll find three well-sized bedrooms and a full bathroom. The finished basement expands your living space with an additional bedroom and flexible area perfect for a recreation room, home gym, or media space. This older home has been consistently cared for and reflects pride of ownership throughout. Located in the heart of Temple, you'll appreciate the convenience of nearby schools, playgrounds, and green spaces, including Templegreen Park. The Temple Community Association offers year-round programs and activities, and residents enjoy easy access to shopping, public transit, and major routes like 52 Street, McKnight Boulevard, and Stoney Trail. The Village Square Leisure Centre is just minutes away, offering swimming, skating, fitness facilities, and family programming. An excellent opportunity to own a spacious, well-kept home in a mature, family-friendly neighbourhood