



**116 Templemont Circle NE**  
**Calgary, Alberta**

**MLS # A2304822**



**\$575,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Sauna		

**Inclusions:** NONE

Tucked on a quiet street in the established NE community of Temple, this well-cared-for 3-bedroom, 4-level split is a rare find at this price point. Built in 1980 and sitting with no homes on the opposite side of the road, it offers the kind of breathing room that newer developments simply forgot to plan for &mdash; extra street parking, a quieter feel, and a sense that the neighbourhood has had time to settle into itself. With 1,295 sq ft above grade spread across four purposeful levels, the home is arranged the way homes used to be &mdash; each floor with its own identity. The main floor holds a kitchen with an eating area alongside a proper living and dining space. Upstairs, three bedrooms including a primary with its own ensuite mean everyone has somewhere to retreat. Below the main, a generous games room anchored by its own bar is the kind of space built for actual use &mdash; long evenings, easy company, and no apologies for having a good time. The fully finished basement adds a complete family room, because one gathering space is never quite enough. Three and a half bathrooms in total means the morning rush runs smoothly. Updates have been done where they count: new furnace, central A/C, updated appliances, newer roof, fence, and water heater. Outside, a beautiful concrete patio and landscaped yard make the outdoors genuinely worth stepping into. The detached double garage &mdash; a proper 22x22 &mdash; is wired with an electric car charger and sits off the paved lane alongside rare RV parking. And there is a sauna, because some homes still believe in looking after the people inside them. Shopping, schools, and transit are all within easy reach. Move-in ready and honestly priced &mdash; don't sleep on this one.