



**19 Templevale Way NE**  
**Calgary, Alberta**

**MLS # A2316747**



**\$565,000**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,306 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** Basement refrigerator, stove, and microwave

Welcome to this charming 4-level split in the heart of Temple! This well-kept detached home offers 4 bedrooms, 3 bathrooms, and an illegal suite with a separate side entrance, ideal for extended family or added flexibility. The main level welcomes you with high ceilings, large windows, and a cozy fireplace that fills the living room with warmth and natural light. The connected kitchen and dining area make everyday living easy and functional. Upstairs, you'll find a spacious primary bedroom with a generous ensuite, plus two additional bright bedrooms. The lower level includes its own kitchen, and the unfinished basement provides even more room to expand or customize. Outside, enjoy mature trees, a private yard, and a rear RV pad for extra parking or storage. Enjoy a quiet street, a sunny south-facing backyard, brand-new siding, a roof that was replaced 5 years ago, and a double detached garage. Comfort upgrades include new central air and a new furnace (both 3 years old) Living here you will be close to schools, shopping, parks, and transit. This home delivers comfort, convenience, and great potential. Don't miss out on this gem!