



GRASSROOTS
REALTY GROUP

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116 Templemont Circle NE
Calgary, Alberta

MLS # A2319983



\$550,000

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

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

Inclusions: N/A

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 — 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 — 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 — 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 — a proper 22x22 — 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 — don't sleep on this one.

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