



5640 Temple Drive NE
Calgary, Alberta

MLS # A2323291



\$589,900

Division:	Temple		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Basement: Stove, Range Hood, Refrigerator,

2 Bedroom Basement Suite (Illegal) | 3 Minute Walk to CBE Guy Weadick School | Gorgeous Bungalow | Total 5 Bedrooms & 2.5 Bathrooms | 1,098 SqFt Main Level | 976 SqFt Basement | Abundant Natural Light | Modern Finishes | Quartz Countertops | Stainless Steel Appliances | Open & Functional Floor Plan | Great Living Space | Spacious Bedrooms | Wide Plank Flooring | Recessed Lighting | Basement Full Height Kitchen Cabinets | Great Open Floor Plan Kitchen, Living, Dining | Storage | Shared Laundry in Basement Common Area | Fully Fenced Backyard with Expansive Lawn | Rear Detached Double Garage & Parking Pad | Alley Access | WB Temple Transit Bus Stop 2 Doors Down | Pedestrian Controlled Crosswalk | Close to All Amenities. Welcome to this beautifully updated bungalow offering 2,074 SqFt of developed living space throughout the main & basement levels. Thoughtfully renovated with modern finishes & a functional layout, this home is ideal for families, multigenerational living or investors seeking the flexibility of a 2-bedroom basement suite (illegal). The main level is bright & inviting with abundant natural light, wide plank flooring & recessed lighting throughout. The spacious living & dining rooms connect seamlessly in an open floor plan, creating a welcoming space for everyday living & entertaining. The kitchen is thoughtfully positioned with convenient access from both the foyer & dining room, creating a functional wrap-around layout while maintaining its own dedicated workspace. Finished with quartz countertops, stainless steel appliances & ample cabinet storage, this kitchen is designed for both style & practicality. The main level is complete with 3 spacious bedrooms & 1.5 bathrooms. The primary bedroom features its own private 2pc powder room ensuite while the main 4pc bathroom is equipped with a tub/shower combination

enclosed with sliding glass doors. The separate entrance leads to the 2-bedroom basement suite (illegal) featuring a bright open floor plan connecting the kitchen, dining & living areas. The kitchen is finished with full-height cabinetry while 2 spacious bedrooms, a 4pc bathroom with a tub/shower combination & sliding glass doors, shared laundry located in the common area & additional storage complete the lower level. Outside, the fully fenced backyard offers an expansive lawn with plenty of room for children, pets & outdoor entertaining. The rear detached double garage is complemented by an additional parking pad, allowing dedicated parking for the basement occupants while keeping the garage available for the main residence—a valuable feature for multigenerational living or rental flexibility. Located only a 3-minute walk to Guy Weadick School, with the WB Temple transit stop just two doors away & a pedestrian-controlled crosswalk - this home also provides quick access to parks, shopping, recreation & everyday amenities. Hurry & book your showing today!