

# **\$488,000 - 120 Templeridge Close Ne, Calgary**

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MLS® #A2257559

**\$488,000**

4 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

ONE OF THE BEST HOMES ON ONE OF THE BEST STREETS!! THIS MOVE IN READY BUNGALOW IS LOCATED IN TEMPLE - CLOSE TO SCHOOLS, TRANSIT, VILLAGE SQUARE LEISURE CENTRE, AND LOCAL SHOPPING AREAS. QUICK COMMUTE TO DOWNTOWN, OR THE UNIVERSITY, SHORT DRIVE TO PETER LOUGHEED CENTRE, SUNRIDGE MALL, AND OF COURSE THE RING ROAD. UNBELIEVABLE VALUE HERE - 2 EXPANSIVE BEDROOMS ON THE MAIN FLOOR AND ANOTHER 2 IN THE BASEMENT - IDEAL HOME FOR YOUR FAMILY WITH SPACE TO ACCOMODATE EXTENDED FAMILY OR GUESTS IN THE BASEMENT LEVEL. VALUE PRICED BELOW CITY ASSESSED VALUE AND AVAILABLE FOR QUICK POSSESSION - MOVE IN BEFORE THE SNOW FALLS. Check out the location, and get in before other buyers snap up this WONDERFUL PROPERTY. DOUBLE DETACHED GARAGE FOR INDOOR PARKING OR YOU MAN CAVE. Adoringly maintained, exquisitely updated, and tastefully finished. You have found the gem you were looking for.

Built in 1979

## **Essential Information**

MLS® #                   A2257559

Price                     \$488,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 945         |
| Acres          | 0.09        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 120 Templeridge Close Ne |
| Subdivision | Temple                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y 4E2                  |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 5                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                          |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | None                                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped |
| Roof              | Asphalt Shingle                                            |
| Construction      | Brick, Vinyl Siding                                        |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 4                    |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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