

# \$484,900 - 66 Templeby Way Ne, Calgary

MLS® #A2239110

**\$484,900**

3 Bedroom, 2.00 Bathroom, 1,209 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

This bright and welcoming detached home is perfectly located directly across from a school, playground, and school bus stop – ideal for families! With quick access to 68 Street, 52nd Street, and Stoney Trail, commuting and daily errands are a breeze. Plus, you're just minutes away from nearby shopping plazas. The main floor features three spacious living areas, a dining room, a functional kitchen, and a convenient powder room. Upstairs, you'll find three comfortable bedrooms and a full bathroom – perfect for growing families. The fully finished basement includes an additional room and a cozy family room, offering even more living space. Enjoy summer BBQs on the concrete patio in the backyard, and take advantage of the OVERSIZED 24x24 GARAGE – ideal for extra storage or large vehicles. This home is vacant and ready for quick possession. Don't miss out – call today to book your private viewing before it's gone!

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2239110  |
| Price      | \$484,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,209       |
| Acres          | 0.06        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 66 Templeby Way Ne |
| Subdivision | Temple             |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T1Y 5N8            |

### Amenities

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                    |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Off Street, Oversized |
| # of Garages   | 2                                                                                    |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas, Mid Efficiency                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Playground                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                   |
| Foundation        | Poured Concrete                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 101             |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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