

# \$577,000 - 344 Templeview Drive Ne, Calgary

MLS® #A2262479

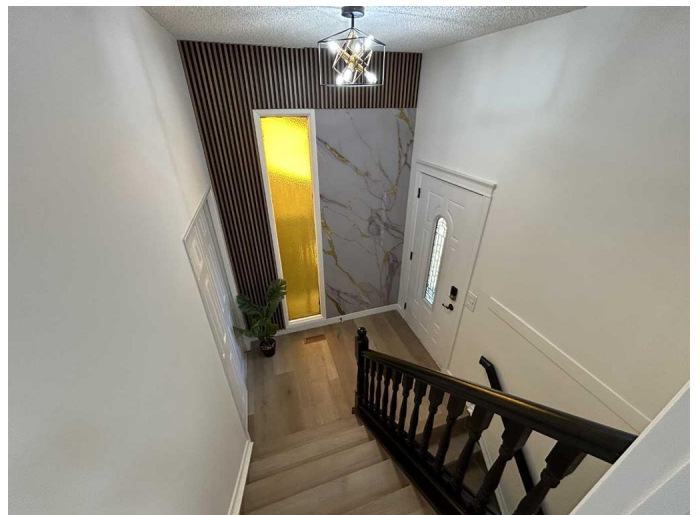
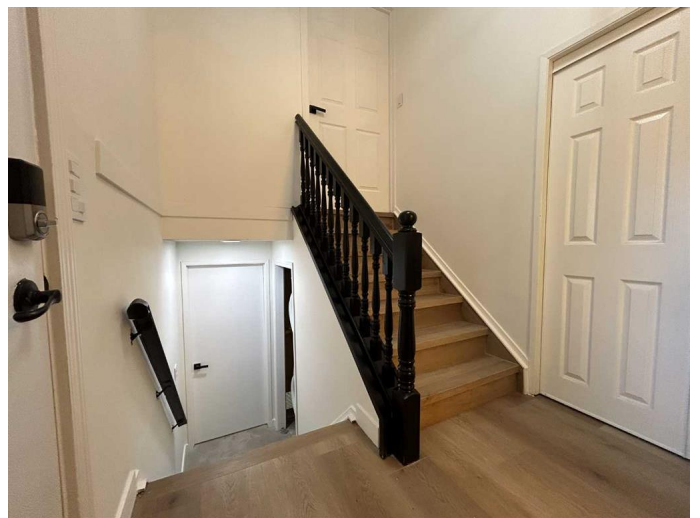
**\$577,000**

4 Bedroom, 4.00 Bathroom, 1,023 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

FULLY RENOVATED IN TEMPLE! Welcome to this beautifully renovated bi-level in Temple offering MODERN FINISHES, functional space, and abundant natural light! The newly painted exterior is complemented by beautiful landscaping, including a charming walk path with path lights that create a welcoming curb appeal. This Bi-level layout also offers a separate up-and-down entrance with a shared common landing, adding privacy and flexibility. The main living area is warm and inviting, featuring elegant wall panels, a beautiful ELECTRIC FIREPLACE, and a bright south-facing exposure that fills the home with sunshine. Just off the living room is the dining area, highlighted by bay windows, creating the perfect setting for family meals or entertaining. The brand-new kitchen is a true showpiece with high-gloss two-tone cabinetry, QUARTZ countertops, stainless steel appliances, and striking GOLD hardware and accents. There are 2 spacious bedrooms on the main level, including the primary with its own 2-piece ensuite, along with a stylish 4-piece main bath. Both bathrooms have been fully updated with gold faucets and fixtures for a luxurious touch. The FULLY FINISHED illegal basement suite expands the living space with 2 additional bedrooms, a huge recreation area, a 3-piece bathroom and another 2-piece bathroom. The kitchen also features QUARTZ countertops and is finished with ceramic tile flooring. Step outside to enjoy the MULTI-LEVEL DECK with a GAZEBO and lower picnic area, perfect for



gatherings and entertaining. The property also includes RV parking, a heated double garage with 220V power, workshop setup, and bright LED lighting, plus convenient under-deck storage. WALKING DISTANCE to SCHOOLS, and a playground just one house away, this home truly combines comfort, function, and family-friendly living. Book a showing and come take a look at this gem!

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262479    |
| Price          | \$577,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,023       |
| Acres          | 0.09        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 344 Templeview Drive Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y3W4                  |

**Amenities**

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                                              |
| Parking        | 220 Volt Wiring, Garage Door Opener, RV Access/Parking, Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage |

# of Garages 2

### Interior

Interior Features Quartz Counters  
Appliances Electric Range, Microwave, Range Hood, Refrigerator  
Heating High Efficiency  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full, Suite

### Exterior

Exterior Features Private Yard, Rain Barrel/Cistern(s)  
Lot Description Back Lane, Back Yard, Paved, Private, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed October 6th, 2025  
Days on Market 14  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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