

# \$408,000 - 5623 Templehill Road Ne, Calgary

MLS® #A2267549

**\$408,000**

5 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome to this charming semi-detached bungalow bursting with potential – ideal for families, multi-generational living, or rental income opportunities! The main level offers 3 spacious bedrooms, a full bathroom, and a bright, functional layout perfect for everyday living. The fully finished basement features 2 additional bedrooms, a full bathroom, its own kitchen, and separate laundry – a fantastic setup for extended family or tenants. Live up, rent down – income potential right here!

Location is everything, and this home delivers! Perfectly situated right across from Guy Weadick Elementary School, with several other excellent schools nearby including Annie Foote, Lester B. Pearson, St. Thomas More, Father Scollen, and Bishop McNally. Enjoy an oversized playground just steps from your front door and a private backyard ideal for BBQs, relaxation, or a safe play area for kids.

Close to parks, shopping, restaurants, and transit – plus easy access to Stoney Trail – this property truly offers convenience, comfort, and incredible potential all in one package!

Built in 1979

## Essential Information

MLS® # A2267549

Price \$408,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,044                  |
| Acres          | 0.06                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 5623 Templehill Road Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 4C1                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Alley Access, Off Street, Carport |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks, Separate Entrance                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | None                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 19                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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