

# \$258,000 - 8, 75 Templemont Way Ne, Calgary

MLS® #A2248065

**\$258,000**

3 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

Attention Investors & First-Time Buyers! Own a 3-Bedroom Home in Calgary for Under \$260,000!

Welcome to #8, 75 Templemont Way—an affordable end-unit bungalow townhouse that's priced right and ready for your personal touch. Featuring three bedrooms, two full bathrooms, and a functional, light-filled layout, this home offers incredible potential to build equity quickly. The main level includes two generously sized bedrooms and a bright living/dining area. Downstairs, the partially finished basement features a third bedroom, a finished full bathroom, and framed walls for a spacious living area—just add flooring to complete the space. With a little TLC, you can transform this property into a stylish, comfortable home. Whether you're a first-time buyer looking to enter the market or an investor seeking a smart opportunity, this one checks the boxes. Vacant, easy to show, and available for quick possession—book your showing today and don't miss this gem of an opportunity!

Built in 1980

## Essential Information

MLS® # A2248065

Price \$258,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 860           |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8, 75 Templemont Way Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 5K8                 |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Park, Visitor Parking |
| Parking Spaces | 1                     |
| Parking        | Stall                 |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks                          |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas              |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full                       |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Entrance                      |
| Lot Description   | Corner Lot, Treed                     |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 32                |
| Zoning         | M-C1 d75          |

### **Listing Details**

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

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