$524,900 - 108 Templegreen Road Ne, Calgary

MLS® #A2252290

$524,900
3 Bedroom, 3.00 Bathroom, 1,417 sqft
Residential on 0.06 Acres

Temple, Calgary, Alberta

This 1,417 sq ft two-storey home offers the perfect blend of comfort, thoughtful updates, and an unbeatable location. Facing a beautiful park and green space, itâ€™s just steps from both Public and Catholic schools as well as the playschool at the Temple Community Centre. Families will love the convenience of being across from fields and play areas, while also enjoying close proximity to the community centre, leisure centre, Sportsplex, water park, and tennis courts.

Inside, the main floor welcomes you with a bright front living room anchored by a cozy wood-burning fireplace. The spacious kitchen features stainless steel appliances and a sink overlooking the backyard, while the formal dining room offers direct access to the deckâ€”perfect for everyday meals and summer entertaining. A convenient half bath completes this level.

Upstairs, youâ€™ll find three comfortable bedrooms, including the primary suite with its own private two-piece ensuite, while a full bathroom serves the additional bedrooms. This level also features a versatile office space, making it ideal for working from home, studying, or creative projects.

The fully developed basement expands your living space with a large rec room complete with an electric fireplace, offering plenty of room for relaxation, play, or gatherings.

Outdoors, the huge deck with wrap-around bench seating is a highlight, overlooking a private yard with a garden area and your very own apple tree. A paved back alley adds even more convenience.

This home has been extensively updated with energy efficiency in mind. In recent years, all the windows and the sliding door were replaced with triple-pane, argon-filled models, and additional insulation was installed beneath the siding. The energy-efficient furnace, complete with a five-inch filter and Nest thermostat, along with the central air conditioning, hot water tank, and shingles, have all been upgraded within the past few years. Together, these improvements ensure year-round comfort, lower energy costs, and peace of mind for years to come.

With three bedrooms, one full bath, two half baths, and a long list of thoughtful improvements, this home combines everyday comfort with exceptional convenience in a truly family-friendly location.

Built in 1979

Essential Information

MLS® #	A2252290
Price	$524,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,417
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active

Community Information

Address	108 Templegreen Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4Y8

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Chandelier, Recessed Lighting
Appliances	Central Air Conditioner, Dishwasher, Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Wood Burning, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Fruit Trees/Shrub(s), Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.