

# \$750,000 - 327 Templevale Place Ne, Calgary

MLS® #A2248488

## \$750,000

5 Bedroom, 3.00 Bathroom, 2,390 sqft  
Residential on 0.16 Acres

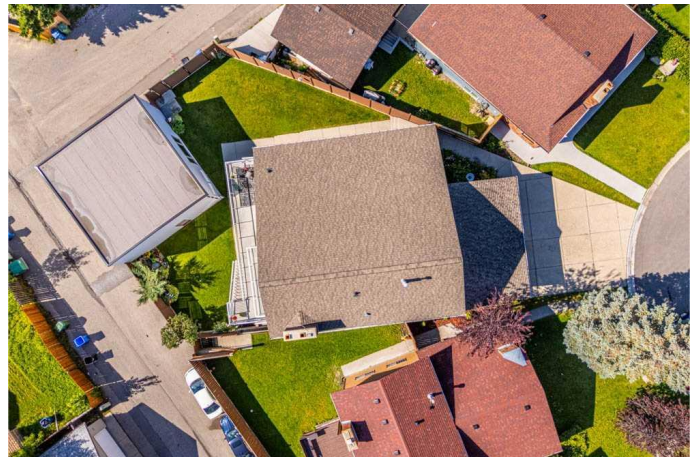
Temple, Calgary, Alberta

Welcome to this beautifully maintained 2-storey split, perfectly situated in a quiet cul-de-sac, blending timeless craftsmanship with thoughtful updates. From the moment you step inside, youâ€™re greeted by soaring vaulted ceilings, oversized windows flooding the home with natural light, and a grand curved staircase that makes a striking first impression.

With over 4,700 sq.ft. of total living space, this home offers room for everyone. The main level features 2 generous bedrooms upstairs, including a primary suite with an ensuite and walk-in closet, as well as a convenient main floor laundry room.

The fully finished walkout basement adds incredible versatility, offering 3 massive bedrooms, a large office/flex room that could easily be converted into a 6th bedroom, a massive storage room or potential wine cellar, and a cozy fireplace in the spacious family room with direct access to the backyard.

The spacious living and dining areas are perfect for both everyday living and entertaining, offering warm hardwood floors, an open layout, and a seamless flow into the heart of the home â€“ the kitchen. Recently refreshed, the chefâ€™s kitchen shines with elegant cabinetry, quartz countertops, stainless steel appliances, under-cabinet lighting, and an abundance of prep space.



From here, step out onto the large balcony. Ideal for summer barbecues, morning coffee, or simply enjoying the view.

The main floor family room features a wood-burning fireplace, creating the perfect spot to unwind on cooler evenings. Upstairs, youâ€™ll also find a private balcony with glass railing. The perfect place to relax and watch the sunset!

For the car enthusiast, hobbyist, or those needing serious storage, this property is a rare find â€“ featuring both an attached double front garage and a detached oversized 28' x 28' double garage/workshop complete with a hoist, 12' doors, and soaring 16' ceilings.

Outside, enjoy a beautiful pond with fountain in the backyard, fully enclosed by a low-maintenance composite fence for privacy. The home is also equipped with metal-clad windows, adding durability and curb appeal.

Tucked away on a peaceful cul-de-sac yet close to parks, schools, shopping, and easy transit access, this home delivers the space, functionality, and extras youâ€™ve been dreaming about.

This is more than a home â€“ itâ€™s a lifestyle. Donâ€™t miss your chance to own this one-of-a-kind property â€“ book your private showing today!

Built in 1981

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | A2248488  |
| Price     | \$750,000 |
| Bedrooms  | 5         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,390       |
| Acres          | 0.16        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 327 Templevale Place Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 4V8                 |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                         |
| Parking        | Double Garage Attached, Double Garage Detached, Garage Faces Front, Garage Faces Rear, Workshop in Garage |
| # of Garages   | 4                                                                                                         |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | Central Air                                                                                                                       |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Wood Burning                                                                                                                      |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full, Walk-Out                                                                                                          |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Back Lane, Cul-De-Sac, Paved |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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