

# \$499,900 - 79 Templegreen Drive Ne, Calgary

MLS® #A2249633

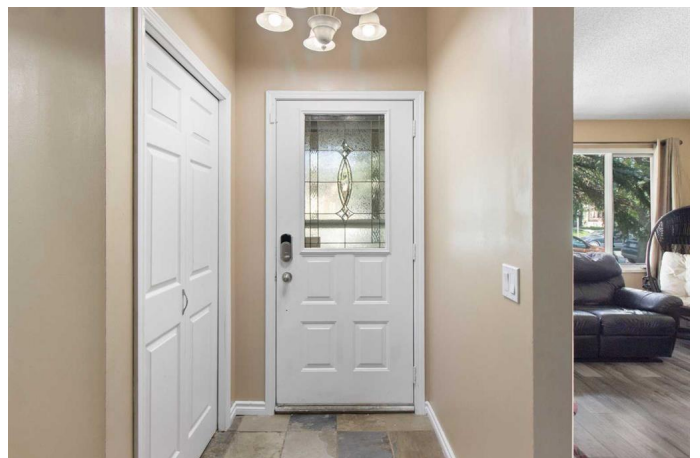
**\$499,900**

3 Bedroom, 2.00 Bathroom, 921 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

This exceptionally maintained four-level split is full of charm, space, and versatility, offering 921 sq ft on the main level plus 865 sq ft across two finished lower levels. From the moment you step inside, you're welcomed by soaring vaulted ceilings and a bright, open living room with large windows that flood the space with natural light. The kitchen is both spacious and functional, with a sunny eat-in dining area, perfect for family meals or a cozy corner bench setup. Upstairs, the primary bedroom features a cheater 3 pc ensuite, plus a second bedroom. On the lower level, you'll find a comfortable family room anchored by a cozy wood-burning corner fireplace, along with the third bedroom and a second full bath. The fully finished basement adds even more space to enjoy, with a massive recreation room that comes complete with your very own hot tub and sauna—an unbeatable retreat after a long day. There's also a dedicated laundry room and ample storage throughout. Outside, the fully fenced backyard is beautifully landscaped and features an interlocking stone patio that leads to the oversized double detached garage. Measuring 21 ft x 23 ft, the garage is insulated, heated, and built with hobbyists, mechanics, and handymen in mind. The yard also comes equipped with underground sprinklers for easy maintenance, and the roof was replaced approximately five years ago for added peace of mind. The location is just as impressive—only a block away from Annie



Foote Elementary and St. Thomas More Catholic School, with playgrounds, tennis courts, parks, an outdoor rink, and a community centre just steps from your door. Within minutes youâ€™ll find the Village Square Leisure Centre for swimming, skating, gym facilities, YMCA programs, and a public library. Shopping and conveniences are close by too, with Sunridge Mall, T&T Supermarket, Home Depot, Canadian Tire, and more just a short drive away, along with excellent public transit options. This is a rare opportunity to own a move-in ready, exceptionally maintained home with space for the whole family and incredible lifestyle extras!

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2249633      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 921           |
| Acres          | 0.09          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 79 Templegreen Drive Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y 4Z1                 |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 2                                                           |
| Parking        | Double Garage Detached, Heated Garage, Insulated, Oversized |
| # of Garages   | 2                                                           |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Storage, Vaulted Ceiling(s), Sauna                                                                      |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Wood Burning                                                                                            |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Other                           |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 30                |
| Zoning         | R-CG              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand 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.