

\$325,000 - 216 Templevale Road Ne, Calgary

MLS® #A2232920

\$325,000

3 Bedroom, 2.00 Bathroom, 919 sqft
Residential on 0.07 Acres

Temple, Calgary, Alberta

Opportunity Knocks in Temple!

Welcome to 216 Templevale Road NE â€” a prime pick for investors, renovators, or first-time buyers ready to roll up their sleeves and unlock serious value. Located on a quiet street right across from a playground, this 4-bedroom, 2-bathroom home is bursting with potential and priced to move!

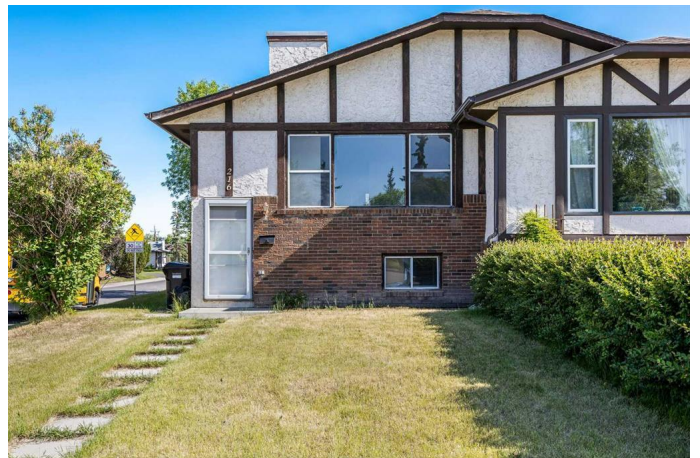
Upstairs, youâ€™ll find a bright, functional layout with tons of natural light, a spacious kitchen, and patio doors that open straight onto a sunny backyard deck â€” the perfect hangout zone for summer BBQs. Downstairs? A fully finished illegal suite with its own separate entrance, offering two more bedrooms and the flexibility to live up and rent down, or double your income stream.

This is the kind of opportunity where a bit of TLC = serious equity. The property is being sold as-is, making it the perfect blank slate for a creative buyer with vision.

Walking distance to schools and transit
Playground right out front And school a 2 minute walk away!

Ideal for investors, multi-generational living, or sweat-equity seekers

Donâ€™t miss this affordable revenue property in a family-friendly location. Whether you're looking to rent, renovate, or reside, this



one checks all the boxes for potential and positioning!

Built in 1979

Essential Information

MLS® #	A2232920
Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	919
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	216 Templevale Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4W2

Amenities

Parking	Off Street
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Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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