

# \$449,888 - 55 Templemont Drive Ne, Calgary

MLS® #A2262122

**\$449,888**

5 Bedroom, 4.00 Bathroom, 1,222 sqft  
Residential on 0.06 Acres

Temple, Calgary, Alberta

\*\*\*\*Investors and first time home buyers  
ALERT\*\*\*\* Welcome to this beautifully home  
in the desirable community of Temple!  
Featuring 5 spacious bedrooms, 2 full baths,  
and 2 half baths—including a master suite  
with its own 2-piece ensuite—this property  
offers ample space for families and  
entertaining guests. The inviting wood-burning  
fireplace in the living room creates a warm  
ambiance, while the stylish and durable LVP  
flooring throughout the main and carpet on  
2nd floors adds a modern touch. An oversized  
double detached heated garage is a fantastic  
bonus for those chilly winter months, and the  
home's prime location within walking distance  
to transit, schools, and shopping ensures  
convenience for everyday living. This is a  
wonderful opportunity for anyone seeking a  
cozy and convenient place to call home—call  
to view before it's gone!

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2262122  |
| Price          | \$449,888 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,222     |
| Acres          | 0.06      |



|            |                        |
|------------|------------------------|
| Year Built | 1981                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 55 Templemont Drive Ne |
| Subdivision | Temple                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T1Y 4Z5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer |
| 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   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CG              |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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.