

# \$649,900 - 156 Templegreen Drive Ne, Calgary

MLS® #A2230278

**\$649,900**

5 Bedroom, 4.00 Bathroom, 1,265 sqft  
Residential on 0.12 Acres

Temple, Calgary, Alberta

Welcome to 156 Templegreen Drive NE, a beautifully updated 4-level split home offering over 2,200 sq ft of developed living space directly across from a peaceful green space. This versatile property features 5 bedrooms, 3.5 bathrooms, a double attached garage, and a fully finished illegal basement suite with a private entrance—ideal for extended family or rental income. The main level showcases brand new vinyl flooring, soaring ceilings, and a bright living room with large windows and a cozy wood-burning fireplace. The modern kitchen is equipped with white cabinetry, new quartz countertops and backsplash, and new stainless steel appliances (fridge and stove). Upstairs offers plush new carpet, a fully renovated 3-piece bathroom, and 3 spacious bedrooms including a primary retreat with a remodeled 4-piece ensuite. A few steps down, the spacious family room includes a convenient half bath, perfect for entertaining. The lower level suite includes 2 additional bedrooms, a full 4-piece bath, separate laundry, and a private entrance. Outside, enjoy summer on the large deck in the private backyard. With thoughtful upgrades, a functional layout, and excellent location near schools, parks, shopping, and transit, this home is perfect for families or investors alike.

Built in 1979

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2230278      |
| Price          | \$649,900     |
| Bedrooms       | 5             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,265         |
| Acres          | 0.12          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 156 Templegreen Drive Ne |
| Subdivision | Temple                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y 4T9                  |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Garage Faces Front, Driveway |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Living Room, Wood Burning, Gas Starter                              |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade             |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Wood Frame                                   |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 9               |
| Zoning         | R-CG            |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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