DON'T GAMBLE WITH YOUR HOME.
RE/MAX **JACK**
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216 Templevale Road NE
Calgary, Alberta

MLS # A2258715

$489,900

Division:	Temple		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	903 sq.ft.	**Age:**	1979 (46 yrs old)
Beds:	4	**Baths:**	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions:	N/A

Welcome to 216 Templevale Road NE — a fully renovated gem with Legal Basement Suite perfect for families, investors, or anyone seeking a move-in-ready home with revenue potential. Situated on a quiet street across from a playground and just steps from schools and transit, this 4-bedroom, 2-bathroom property has been beautifully updated from top to bottom. The main level boasts a bright and functional layout with recently updated large windows, a modern kitchen, and patio doors that open onto a sunny backyard deck — ideal for summer BBQs and family gatherings. Upstairs, you’ll find two generous bedrooms, including a primary suite with a huge closet. The lower level is a brand-new legal 2-bedroom suite with a separate entrance, thoughtfully designed with a full kitchen, spacious living area, modern finishes, and its own laundry. Whether you choose to live up and rent down, host extended family, or maximize rental income, this setup provides incredible flexibility and peace of mind. With extensive renovation this property also comes with a Newly build concrete pad and walkway. With every detail renovated and nothing left to do but move in, this home is a turnkey opportunity in a family-friendly community. Don’t miss your chance to own a property that combines comfort, convenience, and legal income potential!