

# \$749,900 - 56 Templewood Road Ne, Calgary

MLS® #A2204285

**\$749,900**

6 Bedroom, 3.00 Bathroom, 1,554 sqft  
Residential on 0.14 Acres

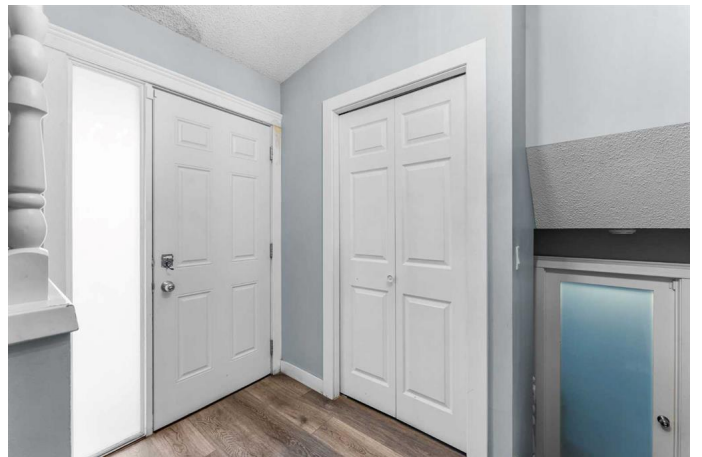
Temple, Calgary, Alberta

Welcome to a rare find that beautifully blends spacious family living with impressive income potential. This thoughtfully updated home boasts nearly 3,000 sq ft of developed space, making it the perfect choice for multi-generational families, savvy investors, or anyone seeking flexible living options. Currently generating \$2,000/month in rental income from 3 rented rooms, this home is already working for you!

Inside, you'll find 6 large bedrooms, 3 full bathrooms, and soaring high ceilings that create a light and open atmosphere throughout. The heart of the home features a stunning solarium—a bright, sun-soaked retreat that opens to the spacious, private backyard, ideal for relaxing or entertaining. There is also plenty of room in the big backyard for a potential second suite, offering even more income-generating opportunities or additional living space.

Downstairs, a fully self-contained walkout basement offers its own private entrance, complete with separate laundry, a full bathroom, and a well-equipped kitchen featuring modern white counters and a stylish smart white backsplash. Perfect for extended family, tenants, or an independent illegal-suite setup.

You™ll appreciate the attention to detail in the \$100,000 worth of renovations over the



past five years, including a 7-foot treated fence that enhances both privacy and curb appeal. This corner lot offers abundant parking for up to 8 vehicles, making it convenient for multiple tenants or larger families. For hobbyists or storage lovers, the insulated 22' x 24' garage offers ample room for vehicles, tools, and workspace.

Located close to parks, schools, shopping, and public transportation, this home checks all the boxes for location, lifestyle, and long-term value.

Built in 1979

### **Essential Information**

MLS® #	A2204285
Price	\$749,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,554
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	56 Templewood Road Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4G9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, High Ceilings, See Remarks, Separate Entrance, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### **Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Few Trees, Garden, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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