

# \$525,000 - 208 Temple Close Ne, Calgary

MLS® #A2203278

## \$525,000

6 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.09 Acres

Temple, Calgary, Alberta

This 1074 sq ft bi-level with a fully developed basement offers remarkable potential for those with an eye for opportunity. Featuring 7 bedrooms and 3 full bathrooms—including a convenient ensuite in the primary bedroom—this spacious home is primed for flexible living arrangements. An attached single garage at the back adds practicality and value. Nestled in the well-established community of Temple, this property is minutes from schools, parks, and essential amenities. While the home could use some updates, its solid structure and versatile layout make it an appealing choice for those looking to maximize value. Whether you're seeking a project or envisioning new possibilities, this is one you won't want to miss!

Built in 1976

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203278    |
| Price          | \$525,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,074       |
| Acres          | 0.09        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 208 Temple Close Ne |
| Subdivision | Temple              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T1Y 3B6             |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 5                                  |
| Parking        | Off Street, Single Garage Attached |
| # of Garages   | 1                                  |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Vinyl Windows                               |
| Appliances        | Dryer, Electric Range, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Finished, Full                              |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Back Lane                          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 31               |
| Zoning         | R-CG             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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