

# \$699,900 - 56 Templewood Road Ne, Calgary

MLS® #A2204285

**\$699,900**

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

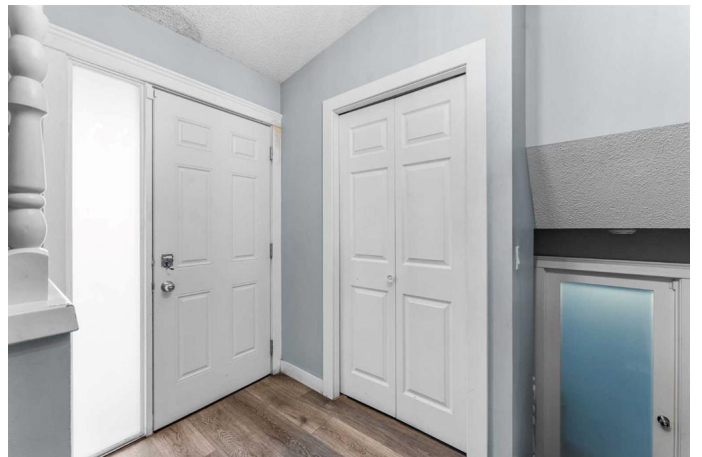
Temple, Calgary, Alberta

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          | \$699,900     |
| 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 | Bookcases, Built-in Features, High Ceilings, See Remarks, Separate Entrance, Vaulted Ceiling(s), Beamed Ceilings, Skylight(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, See Remarks, Few Trees, Garden |
| Roof              | Asphalt Shingle                                      |
| Construction      | Brick, Wood Frame, Metal Siding                      |
| Foundation        | Poured Concrete                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 26               |
| Zoning         | R-CG             |

### **Listing Details**

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

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