

# \$317,500 - 8, 75 Templemont Way Ne, Calgary

MLS® #A2212456

**\$317,500**

3 Bedroom, 2.00 Bathroom, 860 sqft

Residential on 0.00 Acres

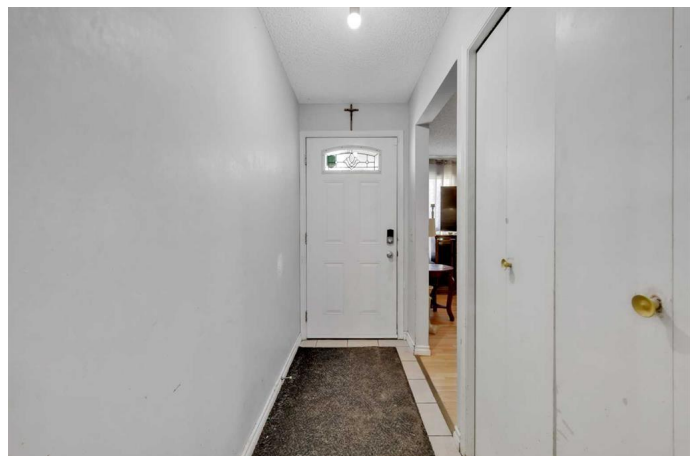
Temple, Calgary, Alberta

Welcome to #8, 75 Templemont Way—a beautifully maintained end-unit bungalow townhouse that combines comfort, light, and functionality in the peaceful, mature community of Temple.

Step inside to discover a bright and spacious layout featuring two generously sized bedrooms and a full bathroom on the main level, with large principal rooms that are ready for your personal touch. The open stairwell to the fully finished basement enhances the flow of natural light and creates a feeling of openness. Downstairs, you'll find a third bedroom, another full bathroom, and a versatile living area—perfect for guests, extended family, or rental possibilities. The basement is fully finished and just needs the flooring of your choice to complete the space.

Whether you're a first-time buyer, investor, or looking to downsize, this home checks all the boxes. Tenants are already in place and open to staying, offering a seamless opportunity for immediate rental income.

Don't miss your chance to own this bright



and functional gemâ€”an ideal canvas for stylish upgrades or a smart long-term hold.

Built in 1980

**Essential Information**

MLS® #	A2212456
Price	\$317,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	860
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

**Community Information**

Address	8, 75 Templemont Way Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5K8

**Amenities**

Amenities	Park, Visitor Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Entrance
Lot Description	Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	12
Zoning	M-C1

**Listing Details**

Listing Office	Century 21 Bravo Realty
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