

# \$588,000 - 7 Templehill Crescent Ne, Calgary

MLS® #A2244148

**\$588,000**

6 Bedroom, 4.00 Bathroom, 1,641 sqft  
Residential on 0.09 Acres

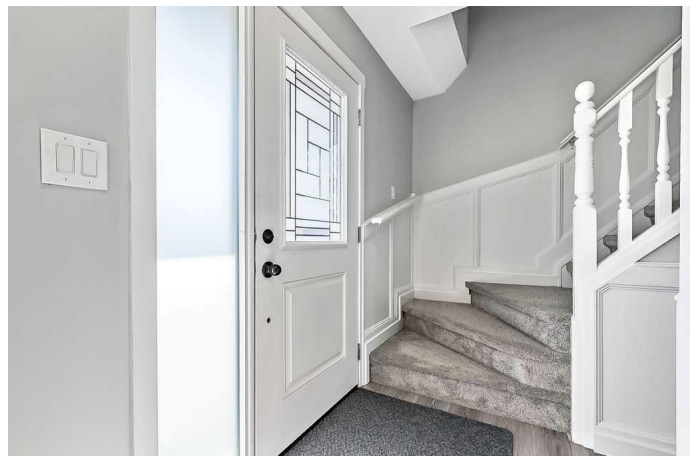
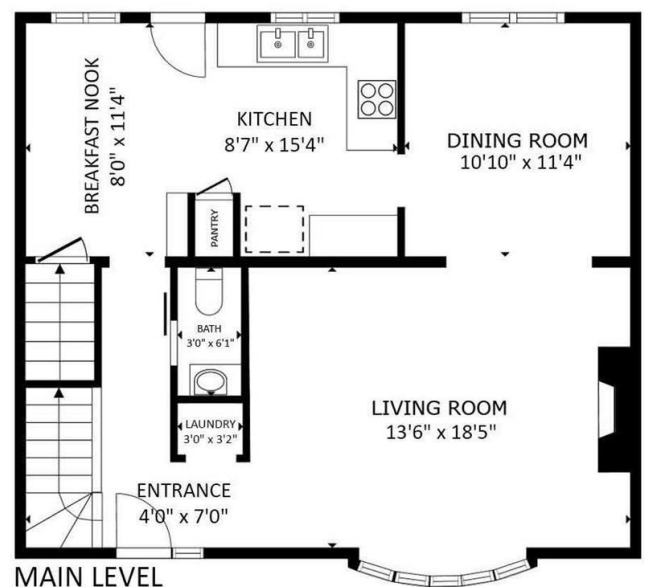
Temple, Calgary, Alberta

LEGAL 2 BEDROOM SUITE #7077 | 4  
BEDROOMS UP | GORGEOUS MODERN  
KITCHEN | UPDATED THROUGHOUT |  
DETACHED GARAGE WITH WORKSHOP |  
WALKABLE TO SCHOOLS & SHOPPING

This move-in ready home has been thoughtfully renovated and meticulously maintained, offering over 2400 sq ft of developed space including a rare legal basement suite (Suite #7077, City of Calgary). The main level is warm and welcoming, featuring a spacious front living room with a bay window and brick fireplace, fresh paint, and durable flooring throughout. A fully renovated kitchen steals the show with full-height cabinetry, quartz counters, stylish backsplash, and stainless steel appliances. There's also a large dining space and a breakfast nook that opens to the backyard—plenty of room to gather, unwind, or entertain.

Upstairs you'll find FOUR bedrooms—ideal for families—and a full 4-piece bath, along with a private 4-piece ensuite in the sunny primary bedroom that includes a deep soaker tub. Plush, professionally cleaned carpet adds comfort to the upper level.

Downstairs, the legal suite has its own entrance, two bedrooms, kitchen and dining area, separate laundry, and excellent potential for multi-generational living or rental income. A



smoke/CO detector and fire suppression sprinkler were professionally installed in the mechanical room in December 2021 (certificate available). Freshly cleaned carpet also extends throughout the lower level.

Outside, enjoy a fenced yard, back deck, and detached garage with dedicated workshop space. Big-ticket updates include: new roof and eavestrough (May 2021), R50 attic insulation (May 2021), and improved grading around the house (June 2021).

The location? Just a 10-minute walk to No Frills, Dollarama, and more. You're also steps from Guy Weadick School (K-6, public), Annie Foote School (K-6, public), and St. Thomas More School (K-6, Catholic). This one checks every box! You may see a virtual tour of this home by clicking the 3D tour icon.

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244148    |
| Price          | \$588,000   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,641       |
| Acres          | 0.09        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 7 Templehill Crescent Ne |
| Subdivision | Temple                   |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T1Y 4C6 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Quartz Counters, Vinyl Windows                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 2                                                                           |
| Fireplaces        | Electric, Gas                                                               |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Suite                                                                 |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Garden, Private Yard        |
| Lot Description   | Back Lane, Rectangular Lot  |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame, Aluminum Siding |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 11              |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.