

# \$589,900 - 363 Templeside Circle Ne, Calgary

MLS® #A2267080

**\$589,900**

5 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.11 Acres

Temple, Calgary, Alberta

\*\*\*OPEN HOUSE Sat Nov. 1st 1-4pm\*\*\* Are you an investor or a savvy home buyer in search of the prefect property? This exquisite 5-bedroom residence nestled in the well sought out community of Temple is sure to impress. This property offers an unmatched lifestyle for families or investors looking for a fantastic rental opportunity. With five generously sized bedrooms, thereâ€™s plenty of room for everyone! Each room is filled with natural light, providing a warm and inviting atmosphere for family gatherings or restful retreats. It opens into a bright living area complete with a cozy wood burning fireplace perfect for our awesome winter days. This flows seamlessly less into the huge kitchen area. On the right of the living room, you have 3 good sized bedrooms and a bathroom. Do you need a mortgage helper? Come down to the fully developed illegal basement suite with SEPARATE ENTERANCE that offers 2 bedrooms, a nice bright kitchen and 2 huge bedrooms. Home is ready to be legalized. There is building permit for legalizing the basement suite already awarded. This home keep giving more. There is a double detached garage so no more snow clearing from your windscreen. This property is close to shopping, schools and playground. A quite community perfect for families.

Built in 1977

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2267080    |
| Price          | \$589,900   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,017       |
| Acres          | 0.11        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 363 Templeside Circle Ne |
| Subdivision | Temple                   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T1Y 3M1                  |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Detached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Granite Counters, Laminate Counters                    |
| Appliances        | Dishwasher, Dryer, Microwave, Microwave Hood Fan, Range Hood, Refrigerator |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Wood Burning                                                               |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Cleared |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding                                                           |
| Foundation        | Poured Concrete                                                        |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 11                 |
| Zoning         | R-CG               |

### **Listing Details**

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

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