



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**203 TEMPLETON Circle, Calgary T1Y4G6**

MLS®#: **A2171924**

Area: **Temple**

Listing Date: **10/16/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1981**

Lot Information

Lot Sz Ar: **4,467 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Alley Access,Double Garage Detached,Heated Garage,RV Access/Parking**

DOM

**35**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction:  
**Mixed**  
Flooring:  
**Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Laminate Counters,Natural Woodwork,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`2" x 11`11"	Living Room	Main	16`5" x 12`0"
3pc Ensuite bath	Second	8`0" x 6`6"	4pc Bathroom	Second	5`0" x 8`10"
Bedroom - Primary	Second	11`8" x 16`11"	Bedroom	Second	8`6" x 13`5"
Dining Room	Second	10`1" x 11`9"	Kitchen	Second	12`5" x 11`6"
2pc Bathroom	Lower	5`4" x 5`2"	Other	Lower	5`8" x 10`6"
Game Room	Lower	24`10" x 29`9"	Storage	Lower	5`4" x 6`5"
Bedroom	Basement	12`11" x 10`10"	Furnace/Utility Room	Basement	8`7" x 15`8"

Title:  
**Fee Simple**  
Legal Desc:

**8010406**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to 203 Templeton Circle NE! This beautifully renovated home, located on a well-established street with mature trees, blends modern updates with spacious living, offering incredible potential. As you step inside, you're greeted by a large, bright living room. To the left is a versatile first bedroom, which can also serve as a flex room or den. The upper level features a generous dining area with new flooring, modern light fixture, and a bright window that creates a warm, inviting atmosphere for family meals. The newly renovated kitchen showcases two-toned cabinets, new countertops, fresh flooring, and a stylish new light fixture. On this level, you'll also find a spacious second bedroom and the primary bedroom, which boasts ample closet space, a ceiling fan, and a beautifully updated 3-piece ensuite. Head downstairs to the expansive lower level, where you'll be wowed by the large rec room. This space includes a charming wood-burning fireplace, a wet bar, a convenient 2-piece bathroom, a walkout entrance, and endless possibilities for customization. The basement offers a fourth bedroom, additional flex space, and a laundry/utility area, along with a large crawl space for extra storage. The outdoor space is designed for low maintenance enjoyment, featuring an upper deck, lower deck, floating patio, and a raised garden bed. The stone patio has replaced the grass, providing room for entertaining or extra parking. The heated garage includes an 80-gallon air compressor, and the side gate allows for RV or additional vehicle parking if needed. Notable upgrades include new flooring, fresh paint, smart thermostat, a newer dishwasher, a new roof (2022), fully renovated kitchen and bathrooms, air conditioning, a well-maintained furnace, and recently cleaned ducts. Located in the desirable Temple community, this home offers easy access to shopping, schools, parks, McKnight Blvd., 68 Street, and Stoney Trail. Schedule a showing with your favorite agent today!**

Inclusions: **Central Vac, 80gas. Air Compressor (garage)**  
Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















