



# 103 Templeson Way Calgary Alberta

\$555,000

**\*\*open house Sunday Dec 7th 2pm -3pm\*\***A fantastic opportunity for a family or a savvy investor in one of the area's most desirable, well-established neighbourhoods! This spacious 4-level split offers an abundance of living space, impressive natural light, and exceptional potential throughout. Situated on a quiet street surrounded by mature trees, parks, and amenities, this home provides the perfect combination of comfort, convenience, and opportunity. From the moment you step inside, you'll be impressed by the bright, open atmosphere created by large windows on every level, allowing sunlight to pour through the home. The standout feature of the main floor is the massive, beautifully designed kitchen--truly a must-see for those who love to cook, entertain, or gather with family. The main level also offers a formal dining room and a warm, welcoming living room that together create an ideal layout for everyday living. Upstairs, the home features three generously sized bedrooms, a 4-piece main bathroom, and a 3-piece ensuite off the primary bedroom. Each room enjoys great natural light and a comfortable, spacious feel. The third level expands your living options even more with a large family room, an additional bedroom, and another 3-piece bathroom--perfect for teens, guests, or extended family. The windows on this level keep everything bright and inviting, unlike many traditional lower levels. The fourth and lowest level is fully finished and includes a non-conforming kitchen and a den, offering flexibility for multi-generational living, a private space for in-laws, or potential future suite development (subject to approvals). This floor also benefits from the home's smart split-level design, allowing more natural light than expected. With tons of space, a versatile layout, and a location that puts you close to parks, schools, shopping, and transit, this property offers ex...

Primary Bedroom 12.58 Ft x 11.58 Ft

Bedroom 12.25 Ft x 8.50 Ft

Bedroom 10.25 Ft x 10.00 Ft

4pc Bathroom 9.17 Ft x 7.17 Ft

3pc Bathroom 7.67 Ft x 5.58 Ft

Bedroom 10.58 Ft x 13.33 Ft

4pc Bathroom 4.58 Ft x 10.17 Ft

Bedroom 10.17 Ft x 7.33 Ft

Family room 13.17 Ft x 16.58 Ft

Kitchen 13.50 Ft x 13.50 Ft

Living room 14.42 Ft x 15.25 Ft

Dining room 14.42 Ft x 10.75 Ft

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Listing Presented By:



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## RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

