

# \$318,900 - 19, 131 Templehill Drive Ne, Calgary

MLS® #A2205852

**\$318,900**

3 Bedroom, 1.00 Bathroom, 1,114 sqft

Residential on 0.00 Acres

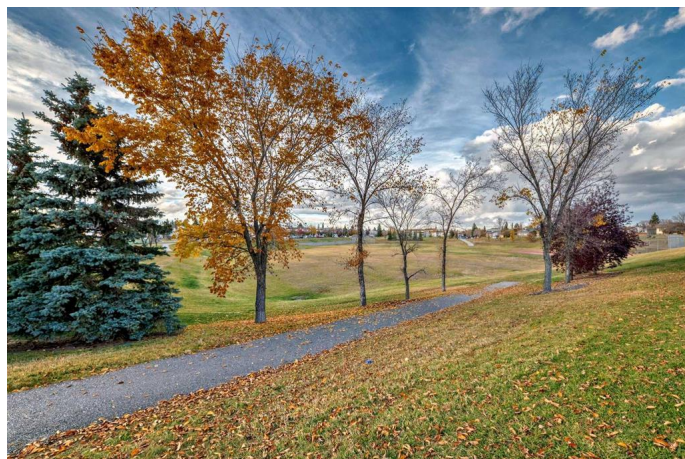
Temple, Calgary, Alberta

Back onto GREEN SPACE, 2 SCHOOLS, COMMUNITY CENTER, TENNIS COURTS, bike paths, SKATING RINK and ball diamonds. Welcome Home to this 2 storey end unit which has one of the best locations in the complex, backing onto green space with south exposure for morning sun!. The main floor has a nice size kitchen, dining area. The large living room has patio doors that lead out to your private fenced yard and patio. BBQ is a breeze with gas line built in! The upstairs has a 4pc bath and 3 bedrooms. The basement is partially finished and is awaiting your finishing touches, but could easily accommodate a fourth bedroom. The GREEN SPACE behind is home to 2 SCHOOLS, the COMMUNITY CENTER, TENNIS COURTS, bike paths, SKATING RINK and ball diamonds. The unit comes with 1 assigned stall number 308 and you can also rent other stalls if you need additional parking. there is lots of visitor & street parking should you have guests. Get this little gem and make it your home.

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2205852  |
| Price      | \$318,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,114         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 19, 131 Templehill Drive Ne |
| Subdivision | Temple                      |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T1Y4T1                      |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Smoking Home, See Remarks                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full, Partially Finished                                                  |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other, Playground            |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 26th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 94   |
| Zoning         | M-C1 |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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