

# \$329,900 - 19, 131 Templehill Drive Ne, Calgary

MLS® #A2205852

**\$329,900**

3 Bedroom, 1.00 Bathroom, 1,114 sqft  
Residential on 0.00 Acres

Temple, Calgary, Alberta

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          | \$329,900 |
| 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 | 10               |
| Zoning         | M-C1             |

### **Listing Details**

Listing Office

Century 21 Bravo Realty

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