

# \$304,900 - 19, 131 Templehill Drive Ne, Calgary

MLS® #A2237574

## \$304,900

3 Bedroom, 1.00 Bathroom, 1,114 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

Welcome Home to this 2 story 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.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2237574  |
| Price          | \$304,900 |
| 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 | T1Y 4T1                     |

### Amenities

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

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home                                        |
| 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, Landscaped, Few Trees, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 74             |
| Zoning         | M-C1 d75       |

## Listing Details

Listing Office

Century 21 Bravo Realty



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