

# \$299,900 - 1, 131 Templehill Drive Ne, Calgary

MLS® #A2253479

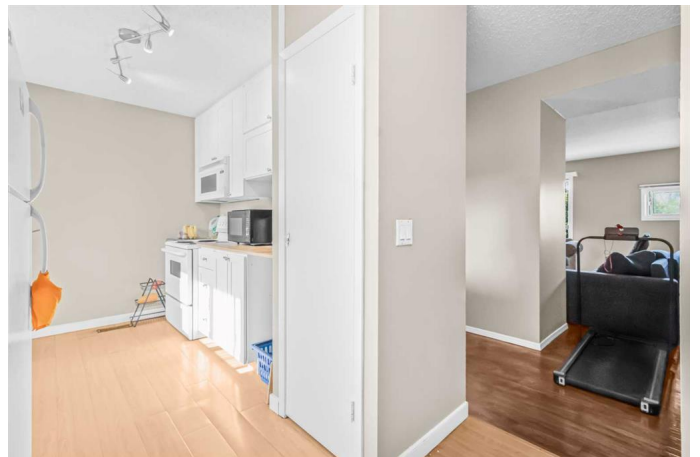
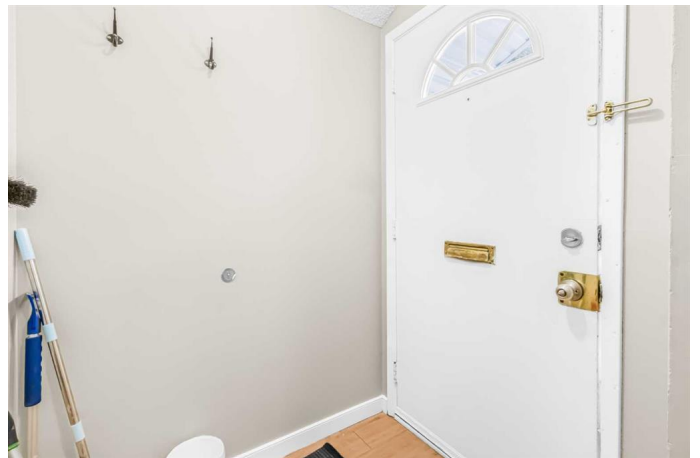
**\$299,900**

3 Bedroom, 1.00 Bathroom, 1,143 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

**\*\* WELCOME to your dream home!** This property offers incredible potential for first-time buyers and investors. Top-notch location and beautifully kept end-unit townhouse, north-facing living room, brand-new paint, ideally located beside a spacious park and open greenery. It boasts three generous bedrooms and a 4-pc full washroom. A formal entrance leads to the main floor, which is finished with laminated flooring and features a spacious, well-designed galley kitchen. A formal dining room and spacious living area complete the space. Step through the sliding patio doors into a generous, fenced backyard that backs onto the green space, featuring a large deck and a mature, fruit-bearing apple tree, perfect for kids to play and summer BBQ gatherings. The partially finished basement offers endless possibilities, featuring a spacious recreation room, a large laundry area, and ample storage space. Parking is a breeze with your own assigned stall (704) at the front of the unit, along with ample street parking right outside the building. An unbeatable location steps away from St. Thomas More School and Annie Foote School. It offers easy access to a variety of amenities and public transit. Located minutes away from 52 Street, 16TH Ave, McKnight Blvd, Stoney Trail, and Village Square Leisure Center. **AN ADDED PERK: YOUR CONDO FEES INCLUDE WATER, HELPING YOU SAVE ON MONTHLY UTILITY EXPENSES.** Providing comfort and ease for city-dwellers and



commuters alike. Don't miss the chance to own this beautiful and convenient property. Schedule your viewing today!

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2253479      |
| Price          | \$299,900     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,143         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1, 131 Templehill Drive Ne |
| Subdivision | Temple                     |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T1Y 4T1                    |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Assigned, Stall                               |

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer                |
| Heating           | Forced Air                                                                         |

|              |                          |
|--------------|--------------------------|
| Cooling      | None                     |
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

## Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                                                                |
| Foundation        | Poured Concrete                                                                                                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 16                  |
| Zoning         | M-C1 d75            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.