

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

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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	8
Zoning	M-C1 d75

## Listing Details

Listing Office

Century 21 Bravo Realty



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