

# \$324,900 - 19, 131 Templehill Drive Ne, Calgary

MLS® #A2205852

**\$324,900**

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

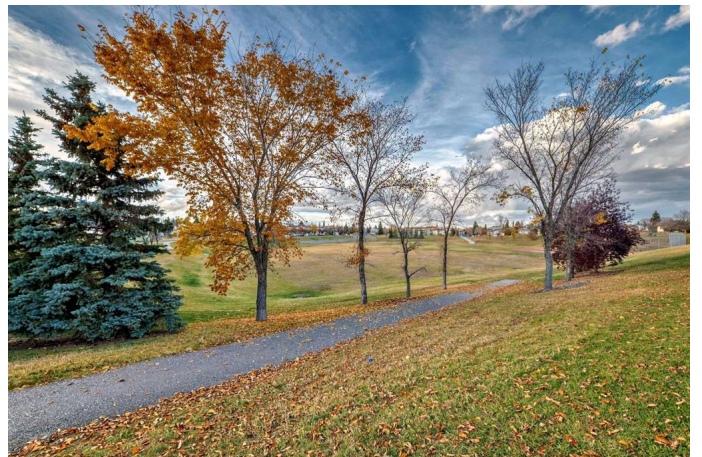
Temple, Calgary, Alberta

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	\$324,900
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
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Days on Market 33  
Zoning M-C1

### **Listing Details**

Listing Office Century 21 Bravo Realty

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