# \$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

Full Baths

### **Essential Information**

MLS® # A2237574

Price \$304,900

Bedrooms 3

Bathrooms 1.00

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 103

Zoning M-C1 d75

# **Listing Details**

Listing Office

Century 21 Bravo Realty



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