

# \$299,900 - 4, 131 Templehill Drive Ne, Calgary

MLS® #A2204248

**\$299,900**

3 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

This 3-bedroom unit is in a desirable, well managed complex in Temple. On the main level there is a kitchen and a nice sized dining and living room combination. The living room opens to a private fenced yard that backs on to a large green space. There are 3 well sized bedrooms on the top floor as well as a 4-piece bathroom. The basement features a large recreation room, a 3-piece bathroom and laundry / furnace room. Lots of room here for storage. This is a perfect for a starter home or an investment property. Showings booked through Showing Time. Priced to sell. Instant tenant - tenant is willing to stay



Built in 1979

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2204248      |
| Price          | \$299,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,109         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 4, 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 | Storage, Vinyl Windows  |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Backs on to Park/Green Space   |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 20              |
| Zoning         | DC              |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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