

# \$349,900 - 41, 12 Templewood Drive Ne, Calgary

MLS® #A2252639

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,122 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

Discover the perfect blend of comfort and potential into a highly affordable townhouse situated in the family friendly community of NE Calgary. A beautifully maintained front lawn welcomes you into a bright, open-concept main floor featuring a generous living room, efficient kitchen and dining area, plus a convenient half bath. Enjoy a fully fenced low-maintenance private backyard, backing onto green space, creating a seamless indoor & outdoor experience—ideal for outdoor gatherings or quiet mornings with a cup of coffee.

Upstairs, three bedrooms and a full four-piece bath offer privacy and space for everyone. The fully finished lower level comes with a rec room though open for expansion, opening the door to endless possibilities—from an extra bedroom to, office, or home gym. Laundry is already in place for added convenience. Situated in the vibrant Temple community, you're just minutes from schools, parks, transit, community centre, shopping and dining—everyday essentials are right at your fingertips. Recent upgrades include hot water tank, flooring, washroom sink, cabinets and roof replacement. With a private yard, and a dedicated parking stall, this home delivers on both lifestyle and value. Are you ready to transform this canvas into your dream home? Let's connect before it's gone!

Built in 1978



## Essential Information

MLS® #	A2252639
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,122
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	41, 12 Templewood Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4G9

## Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Off Street, Stall

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 30th, 2025
Days on Market	2
Zoning	M-C1 d100

**Listing Details**

Listing Office	Real Broker
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