

## 780-832-5880 cord@gpremax.com

## **185 Templehill Drive NE** Calgary, Alberta

## MLS # A2236448



## \$299,900

Division:   Temple     Type:   Residential/Five Plus     Style:   2 Storey     Size:   1,063 sq.ft.   Age:   1978 (47 yrs old)     Beds:   3   Baths:   1     Garage:   Off Street, Stall   1     Lot Size:   -   Lot Feat:   Back Lane, Back Lane, Back Front Yard, Lawn     Forced Air, Natural Gas   Water:   -   -     Carpet, Ceramic Tile, Laminate   Sewer:   -   -     Asphalt Shingle   Condo Fee:   \$ 500   -     Full, Partially Finished, Unfinished   LLD:   -   -     Vinyl Siding, Wood Frame   Zoning:   M-CG d44     Poured Concrete   Utilities:   -     Laminate Counters, No Smoking Home, Vinyl Windows   -   -					
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Carpet, Ceramic Tile, Laminate Sewer: -   Asphalt Shingle Condo Fee: \$ 500   Full, Partially Finished, Unfinished LLD: -   Vinyl Siding, Wood Frame Zoning: M-CG d44   Poured Concrete Utilities: -		Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		
Asphalt Shingle Condo Fee: \$ 500   Full, Partially Finished, Unfinished LLD: -   /inyl Siding, Wood Frame Zoning: M-CG d44   Poured Concrete Utilities: -	Forced Air, Natural Gas		Water:	-	
Full, Partially Finished, Unfinished LLD: -   Vinyl Siding, Wood Frame Zoning: M-CG d44   Poured Concrete Utilities: -	Carpet, Ceramic Tile, Laminate		Sewer:	-	
/inyl Siding, Wood Frame Zoning: M-CG d44 Poured Concrete Utilities: -	Asphalt Shingle		Condo Fee	\$ 500	
Poured Concrete Utilities: -	Full, Partially Finished, Unfinished		LLD:	-	
	/inyl Siding, Wood Frame		Zoning:	M-CG d4	14
aminate Counters, No Smoking Home, Vinyl Windows	Poured Concrete		Utilities:	-	
	Laminate Counters, No Smoking Home, Vinyl Wind	lows			

Inclusions: Deep Freeze in Basement.

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

Exterior:

Features:

This stylish and well-maintained home is fully move-in ready, showcasing a long list of recent upgrades designed for modern living. Step inside to a bright and welcoming main floor featuring a spacious living room centered around a classic wood-burning fireplace & mdash; the perfect spot to unwind or entertain. The kitchen has been tastefully renovated with brand-new stainless steel appliances, contemporary cabinetry, sleek countertops, and a subway tile backsplash that adds a touch of modern charm. A thoughtfully designed rear entry includes mirrored closet doors, offering both function and style. Upstairs, the expansive primary bedroom includes a walk-in closet and access to a fully renovated 4-piece bathroom. Two additional bedrooms provide ample space for family, guests, or a home office. The upper level and staircase feature attractive laminate flooring, creating a cohesive and low-maintenance living space throughout. The partially finished basement offers plenty of potential for future development and awaits your personal touch. Notable recent improvements include newer windows and siding, a newer roof and hot water tank, new interior doors, updated lighting fixtures, and modern Decora switches throughout. Additional highlights include a brand-new high-efficiency furnace and new fencing, offering added value and peace of mind. Enjoy the fully fenced backyard, ideal for outdoor relaxation or play. Convenient parking is available at the rear of the unit, with the added bonus of street parking right out front. Condo fees include both front and backyard lawn maintenance as well as snow removal, making year-round exterior upkeep simple and stress-free. Don't miss this fantastic opportunity to own a thoughtfully updated home that combines comfort, style, and practicality — all in a great location.

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