

19, 131 Templehill Drive NE
Calgary, Alberta

MLS # A2237574



\$304,900

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|-----------|--|--------|-------------------|
| Division: | Temple | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,114 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance L | | |

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|-------------|------------------------------------|------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 420 |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C1 d75 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Smoking Home | | |

Inclusions: NA

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.