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## 172 Templehill Drive NE Calgary, Alberta

MLS # A2270725



\$429,000

Division:	Temple				
Type:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	1,156 sq.ft.	Age:	1978 (47 yrs old)		
Beds:	3	Baths:	1 full / 1 half		
Garage:	Single Garage Detached				
Lot Size:	0.06 Acre				
Lot Feat:	Back Lane, Back Yard				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Vinyl Windows

Inclusions: None

\*\*\*OPEN HOUSE- NOV 26 | 1 PM TO 3 PM\*\*\*Opportunity alert! This charming east-facing two-storey semi-detached home on a quiet street is a gem for first-time homebuyers and investors alike! With space for the whole family, enjoy a bright entry, huge living room, U-shaped kitchen with updated appliances, and separate dining area, plus a half bath on the main floor. Upstairs, the master bedroom boasts a walk-in closet, accompanied by two more good-sized bedrooms and a full bath. The finished basement features a spacious rec room and office space (non- egress window), adding extra living area. Recent upgrades include luxury vinyl plank flooring, vinyl windows, hot water tank, and furnace. Unwind in the low maintenance backyard with sunroom and oversize garage. Close to schools, shops, and transit - don't let it slip away! Book a showing with your realtor today.