



**GRASSROOTS**  
REALTY GROUP

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**205 Templehill Drive NE**  
**Calgary, Alberta**

**MLS # A2250305**



**\$309,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, On Street, Stall		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Landscaped, Low Maintenance Landscape, No Neighbours Behind, See Rem		

**Heating:** Forced Air

**Floors:** Carpet, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 480

**LLD:** -

**Zoning:** M-CG d44

**Utilities:** -

**Inclusions:** none

\*Watch the video\* Open House Cancelled. Gorgeous Home! Fully Finished Renovated Townhouse with a Spacious Fenced Backyard under \$310,000. The one you have been waiting for! Welcome Home! Fantastic 10/10 location with a minute away from St Thomas More School & Anni Foote School. This stunning townhouse is a perfect match for all first time home buyers, downsizers, and investors. OVER 1550 SQFT OF LIVING SPACE | WEST FACING LIVING ROOM | FULLY FENCED BACKYARD | BRAND NEW PAINT (WALLS, BASEBOARDS, AND CEILINGS) | NEWER KITCHEN | NEWER FLOORING | NEWER LAUNDRY | NEWER HOT WATER TANK | NEWER POT LIGHTS | NEWER BUILDING EXTERIOR. Upon entrance, you'll be wowed by the spacious bright and sunny living room with a wood fireplace. The stunning chef's kitchen offers plenty of cabinet space, stainless appliances, elegant backsplash, pot lights, and laminate countertops. Adjacent to the kitchen is a roomy dining area overlooking your backyard. Walking upstairs - you'll love the 3 spacious bedrooms with their closets, and a shared fully renovated bathroom. The fully finished basement is a treat for all growing families - offering a huge rec room - perfect to set up a home theatre, kids play area, or even a 4th bedroom. The 2 pc bathroom is conveniently located avoiding the need to walk and down! A corner area to set up a work from home office serving as a big bonus. The spacious fenced private backyard along with a deck is a retreat for all kids and for your summer bbq parties. Parking is hassle-free with an assigned stall right behind the unit, plus plenty of street parking in front. Additional stalls can be rented from the condo board for just \$20&ndash;\$30/month. An extra bonus, your CONDO FEE INCLUDES WATER helping you save on monthly utilities. This home is truly

in an unbeatable location, within walking distance to schools, shopping, and public transit. You'll also enjoy quick access to the C-Train, Stoney Trail, and Calgary International Airport, which is only a 15-minute drive away. Downtown Calgary is just 20 minutes away, making commuting and city living simple and convenient.