



GRASSROOTS
REALTY GROUP

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41, 12 Templewood Drive NE
Calgary, Alberta

MLS # A2252639



\$349,900

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,122 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 443
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

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!