



GRASSROOTS
REALTY GROUP

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17, 131 Templehill Drive NE
Calgary, Alberta

MLS # A2265730



\$305,000

Division:	Temple		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,112 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, Stove, Washer/Dryer, Dishwasher, BBQ, Shed, Tv Wallmount(s) Window coverings

Welcome to this bright and well-maintained 3-bedroom townhouse located in the family-friendly community of Temple. The main floor features a spacious living room with an open-concept and windows that fill the home with natural light, a cozy dining area, and a functional kitchen with ample cabinet space. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bath. The finished downstairs can be used as an additional family room or flex space. The pet-friendly unit also includes assigned parking and low condo fees, making it a budget-friendly, low-maintenance living option without compromise. This home backs onto a beautiful green space and park with walking paths and a playground, close to schools, parks, shopping, transit, and all other amenities. Perfect for first-time buyers, investors, or those looking to downsize!