



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Siding

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

OPEN HOUSE- NOV 23 | 1 PM TO 3 PMOpportunity 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.