



**GRASSROOTS**  
REALTY GROUP

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**23, 131 Templehill Drive NE**  
**Calgary, Alberta**

**MLS # A2276233**



**\$279,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,151 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 420
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

This updated 3-bedroom end-unit townhouse is ideally located on a quiet street and offers the convenience of a parking stall directly outside the front door, along with a fully fenced backyard that backs onto a community green space with access to a variety of neighbourhood amenities. The main floor boasts durable laminate flooring throughout and a newly renovated galley-style kitchen with bright white cabinetry, stone countertops, an undermount sink, pantry storage, and a convenient peek-a-boo opening to the dining area along with a well-placed west facing window bringing in plenty of natural light. The spacious dining room flows effortlessly into the living room, where large patio doors overlook the fenced yard and green space beyond. Upstairs, you will enjoy new carpet, a four piece bathroom, and three good sized bedrooms with closet organizers. The partially finished basement presents excellent potential for additional living space and only needs carpet and baseboards. It would be perfect for a family room, home gym, office, or kids' play area. Recent updates include a renovated kitchen in 2025, a new washer and dryer in 2025, new carpet and lighting in 2025, a new fence in 2025, a new refrigerator in 2024, a new dishwasher in 2023, and a furnace cleaning in 2025. Families will appreciate being within walking distance of St. Thomas More School, Annie Foote School, and Guy Weadick School. The location also provides quick and easy access to Stoney Trail and public transit options. For recreation and community engagement, the nearby Temple Community Association offers seasonal activities, sports fields, playgrounds, and a large outdoor hockey rink and courts maintained by volunteers, making this a great setting for active lifestyles and neighbourhood gatherings.

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