



GRASSROOTS
REALTY GROUP

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29, 131 Templehill Drive NE
Calgary, Alberta

MLS # A2287409



\$314,900

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,145 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Fully renovated townhouse backing onto a school park and walking distance to amenities, shopping, playground, schools & public transit. This beautiful BRIGHT & FULLY FINISHED unit offers overs 1600sqft of impeccable living space in an OPEN FLOOR PLAN presenting a spacious living room which flows really well with the casual dining area and a well-equipped kitchen boasting NEW CABINETS/COUNTERTOPS, black appliances & plenty of storage space. The SUNNY SOUTH FACING DECK & PATIO lead to a walking path that connects 2 Schools, the Community Association and Templegreen Park featuring a hockey rink, soccer field, basketball & tennis courts. Upstairs you will find a spacious master bedroom plus two more bedrooms and the main 4pc bathroom. The fully finished basement features a games/rec room, bonus/media room and a second full 4pc bathroom. Brand new renos include an upgraded kitchen, finished basement, stylish décor, paint & vinyl plank flooring. AMAZING LOCATION with easy access to all major routes and close to schools, shopping, amenities, rec center, public library, playground & public transit makes this a perfect family home!