



**16, 131 Templehill Drive NE
Calgary, Alberta**

MLS # A2288851



\$284,888

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,108 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Lawn, Lo		

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

Inclusions: Cameras

Attention Investor or first-time buyer, opportunity in Temple. Fully finished 3-BEDROOM TOWNHOME backing onto GREENSPACE in the established community of Temple — offering 1,617 SQ FT of DEVELOPED LIVING SPACE. FRESHLY PAINTED in 2026, this home presents a solid opportunity for FIRST-TIME BUYERS, INVESTORS, or buyers willing to add some TLC and build equity in a well-located neighborhood. The main floor features a functional KITCHEN complete with 2025 NEW GRANITE COUNTERTOPS, NEW KITCHEN FLOORING, WHITE CABINETRY, and TILE BACKSPLASH, plus a distinctive H-STYLE PASS-THROUGH opening connecting the kitchen to the dining and living areas, creating an OPEN FEEL while maintaining defined spaces. The spacious living and dining area provides direct access to the PRIVATE, FULLY FENCED BACKYARD featuring a GATE for immediate access to the GREENSPACE for added privacy and open views. Upstairs includes THREE WELL-SIZED BEDROOMS with 2025 NEW CARPETS throughout for comfort and warmth, NEW CLOSET DOORS, and a FULL 4-PIECE BATHROOM featuring 2026 NEW SINK WITH VANITY and NEW TOILET SEATS upstairs and downstairs. The FULLY FINISHED BASEMENT expands the living space with a LARGE FAMILY/RECREATION ROOM, a 2-PIECE BATHROOM, and a generous laundry/utility area with AMPLE STORAGE SPACE. This unit also offers PRIVATE FRONT AND REAR PATIO ENTRANCES and ONE ASSIGNED PARKING STALL with PLUG-IN, conveniently located just outside the home. Situated on a QUIET STREET with CLOSE PROXIMITY to SCHOOLS, PARKS, TRANSIT, AND SHOPPING. An excellent opportunity in a MATURE COMMUNITY with everyday amenities nearby. Some images have been virtually staged to illustrate the

property's potential. Actual property is unfurnished and may differ from the images shown.