



**44, 12 Templewood Drive NE
Calgary, Alberta**

MLS # A2293750



\$310,000

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|------------------|--|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,053 sq.ft. | Age: | 1978 (48 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Low Maintenance Lar | | |

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|--------------------|---------------------------|-------------------|-----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 443 |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Welcome to this perfectly situated 3-bedroom, 1.5-bathroom townhome in the community of Temple in Calgary's northeast. With east-facing exposure and a practical layout, this home is ideal for first-time buyers, families, or investors seeking a property in a convenient location. The main floor features durable vinyl plank flooring and a bright living area with plenty of natural light. The kitchen and dining space offer a functional layout for everyday living and entertaining. Upstairs, you'll find three comfortable bedrooms with carpet flooring, along with a full bathroom. The unfinished basement provides additional storage space and offers future development potential (subject to City approval) to suit your needs. The home also includes a fenced backyard with a deck and low-maintenance yard, ideal for relaxing outdoors or hosting summer gatherings. Located directly across from a school, this property is great for families with children. You are also just a short walk to No Frills, shops, and everyday amenities, making daily errands quick and convenient. The home includes one assigned parking stall and street parking in front of the property. A great opportunity to own an affordable home in an established northeast Calgary neighborhood with easy access to shopping, transit, parks, and major roadways. Contact today to schedule your private showing.