



**31, 12 Templewood Drive NE
Calgary, Alberta**

MLS # A2300807



\$299,000

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,135 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 443
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Storage shed, all blinds

Welcome to this well-maintained and freshly painted end-unit townhome offering 1,100 sq ft above grade of comfortable living space and a fully fenced backyard, sectioned dedicated stall parking, across from Guy Weadick School! This home has seen numerous updates over the years, including vinyl windows, attic insulation upgraded in 2022, asphalt shingles, doors, and fencing, along with a hot water tank (approx. 3 years) and a serviced furnace with a newer motor, providing peace of mind for years to come. The main floor features laminate flooring and a functional layout with a bright front living room, convenient 2-piece bath, and a very spacious dining area with a garden door leading to the north-facing backyard complete with a storage shed and plenty of space for the kids and pets to play. The galley-style kitchen offers white cabinetry, tiled backsplash, extended-height cabinets, and a full appliance package. Upstairs, you’ll find three bedrooms, including a generous primary that comfortably fits a king-sized bed and offers dual closets. The updated 4-piece bathroom features a granite countertop, undermount sink, and a deep soaker tub with full tile surround. The fully finished basement adds additional living space with a flex room, media room, and laundry/utility area, all complemented by laminate and carpet flooring. Located in a well-managed complex, this home includes a rear assigned parking stall and is ideal for first-time buyers, families, or investors.