



**31 Templehill Crescent NE
Calgary, Alberta**

MLS # A2204926



\$675,000

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to 31 Templehill Crescent, a beautifully maintained bilevel home offering a perfect blend of charm and modern updates. Featuring 5 bedrooms, 2.5 bathrooms, and a LEGAL basement suite with a separate entry, this home is an excellent opportunity for families or investors alike. Recent upgrades include NEW WINDOWS (2022), NEW SHINGLES (2016), renovated bathrooms (2020), & granite countertops (2020), ensuring peace of mind for years to come. The main level boasts a bright and spacious living area, a functional kitchen, and a primary bedroom with a private 2-piece ensuite. Outside, enjoy a large front yard and a generous backyard, complete with a oversized double garage for ample parking and storage. The location is unbeatable—just a short walk to an elementary school, bus stop, and shopping plaza. Don't miss out on this fantastic home in a prime location. Schedule your showing today!