

16, 131 Templehill Drive NE
Calgary, Alberta

MLS # A2315649



\$299,999

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,135 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, City Lot, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
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, Quartz Counters, Recessed Lighting, Storage		

Inclusions: none

Welcome to one of the NICEST RENOVATED townhouses currently in Templehill. At \$299,999 this home offers value for buyers looking for a property that has been PROFESSIONALLY UPDATED. This home feels complete, well done, and MOVE IN READY from top to bottom. The main floor features a bright OPEN CONCEPT layout with the KITCHEN, DINING, and LIVING AREAS all connected with no chopped up spaces, creating a layout that feels functional and open. The FULLY RENOVATED KITCHEN is a standout with QUARTZ COUNTERTOPS, NEW CABINETS, STAINLESS STEEL APPLIANCES, LVP and new CARPET Throughout, with finishes that are strong for this price point. VINYL PLANK FLOORING adds durability and a clean modern finish throughout the main level. Upstairs you’ll find THREE BEDROOMS and a well finished FULL BATHROOM, while the FULLY DEVELOPED BASEMENT, 2-PC BATHROOM, REC ROOM, and additional STORAGE. The fenced backyard includes a DECK and backs directly onto PARK SPACE, giving you an outdoor setting with added privacy and no rear neighbours directly behind. The NORTH FACING yard connects to green space and is ideal for families, kids, or simply enjoying the open feel. Walking distance to schools, shopping, transit, playgrounds, and community amenities, this is a rare opportunity to own a FULLY RENOVATED 3 BEDROOM townhouse that stands above many of the competing units in the area. There is good VALUE for buyers looking for space, finish quality, and a home that is MOVE IN READY.