

# \$299,900 - 4, 131 Templehill Drive Ne, Calgary

MLS® #A2204248

## \$299,900

4 Bedroom, 2.00 Bathroom, 1,109 sqft  
Residential on 0.00 Acres

Temple, Calgary, Alberta

This 3-bedroom unit is in a desirable, well managed complex in Temple. On the main level there is a kitchen and a nice sized dining and living room combination. The living room opens to a private fenced yard that backs on to a large green space. There are 3 well sized bedrooms on the top floor as well as a 4-piece bathroom. The basement features a large recreation room, a 3-piece bathroom and laundry / furnace room. Lots of room here for storage. This is a perfect for a starter home or an investment property. Showings booked through Showing Time. Priced to sell. Instant tenant - tenant is willing to stay



Built in 1979

## Essential Information

MLS® #	A2204248
Price	\$299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,109
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active



## Community Information

Address	4, 131 Templehill Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4T1

### **Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Assigned

### **Interior**

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	5
Zoning	DC

### **Listing Details**

Listing Office	TREC The Real Estate Company
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