

# \$368,888 - 48, 131 Templehill Drive Ne, Calgary

MLS® #A2208236

**\$368,888**

3 Bedroom, 2.00 Bathroom, 1,122 sqft  
Residential on 0.00 Acres

Temple, Calgary, Alberta

This newly renovated two-story end unit is a fantastic opportunity for first-time home buyers and investors alike! Featuring three bedrooms, two full bathrooms, and a fully finished basement, this home offers space and comfort in a prime location.

The main floor welcomes you with a large entryway that leads into a spacious living room, dining area, and a fully renovated kitchen. Patio doors open to a private, fenced backyard with a deck, perfect for outdoor relaxation and gatherings. The basement provides additional living space with a sizable family room, a second full bathroom, a storage area, and laundry facilities.

Upstairs, you'll find three well-sized bedrooms and another full bathroom, making it ideal for families or roommates. This unit boasts one of the best locations within a well-maintained complex, close to schools, playgrounds, shopping centers, a community center, and all urban amenities.

Don't miss out on this excellent investment or starter home! Schedule your viewing today to see all it has to offer.



Built in 1979

### Essential Information

MLS® #	A2208236
Price	\$368,888
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,122
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	48, 131 Templehill Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4T1

### Amenities

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

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
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Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	9
Zoning	M-C1 d75

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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