

# \$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	10
Zoning	DC

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.