

# \$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 |
|-------------------|-------|

|                 |                 |
|-----------------|-----------------|
| 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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