

16, 131 Templehill Drive NE Drive NE  
Calgary, Alberta

MLS # A2172121



## \$390,000

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,028 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Desert Back, Lawn, Private, Rectangular Lot, Views,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 400
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 D75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage		

**Inclusions:** Shed In Back yard will stay.

Discover this move-in ready, freshly painted townhome in Family Oriented community of Temple With 3 bedrooms and 2 washrooms. Key Features: Prime Location: Centrally located, within walking distance of schools, parks, shopping. Chef's Kitchen: Step into an impressive kitchen featuring a center island and ceramic walls perfect for entertaining! Up Stairs includes 3 bedroom and a full bathroom. Basement included laundry room, furnace room and Family room/TV Area. private front and back patio entrances—an exceptional feature that adds flexibility and appeal. Private Outdoor Spaces: Enjoy the back patios ideal for outdoor relaxation in a peaceful, private setting with a nice, open view. This well-appointed home is perfect for families looking to settle down or for investors seeking a valuable property in a prime location. Don't miss your chance to own this beautiful home ,Condo Fee less than 400... . For a better approval.