

30, 131 Templehill Drive NE  
Calgary, Alberta

MLS # A2219027

\$310,000



Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,140 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

Nestled in a quiet, family-friendly complex, this 3-bedroom townhouse backs directly onto an elementary school and beautiful green space with walking paths—perfect for families with young kids. Just a short walk away, you’ll find an outdoor hockey rink, parks, and playgrounds, making outdoor fun effortless year-round. Inside, the main floor features a spacious living and dining area with patio doors that open to a sunny, private backyard. The bright galley-style kitchen offers plenty of storage and natural light. Upstairs, you’ll find three generously sized bedrooms and a full 4-piece bathroom. The partially finished basement includes a den and bathroom, offering the perfect opportunity to create a home office, playroom, or your ideal lower-level retreat. Located minutes from McKnight Blvd, 16th Ave, and Stoney Trail, commuting is a breeze, and you’re just moments from Sunridge Mall, Village Square Leisure Centre, schools, and every amenity you could need. Whether you’re a first-time buyer ready to make it your own or an investor seeking a solid property in a high-demand area, this is a rare chance to add value in an unbeatable location. Don’t miss out—book your private showing today!