

**19, 131 Templehill Drive NE
Calgary, Alberta**

MLS # A2205852



\$324,900

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,114 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: NA

Back onto GREEN SPACE, 2 SCHOOLS, COMMUNITY CENTER, TENNIS COURTS, bike paths, SKATING RINK and ball diamonds. Welcome Home to this 2 storey end unit which has one of the best locations in the complex, backing onto green space with south exposure for morning sun!. The main floor has a nice size kitchen, dining area. The large living room has patio doors that lead out to your private fenced yard and patio. BBQ is a breeze with gas line built in! The upstairs has a 4pc bath and 3 bedrooms. The basement is partially finished and is awaiting your finishing touches, but could easily accommodate a fourth bedroom. The GREEN SPACE behind is home to 2 SCHOOLS, the COMMUNITY CENTER, TENNIS COURTS, bike paths, SKATING RINK and ball diamonds. The unit comes with 1 assigned stall number 308 and you can also rent other stalls if you need additional parking. there is lots of visitor & street parking should you have guests. Get this little gem and make it your home.