

48, 131 Templehill Drive NE
Calgary, Alberta

MLS # A2208236



\$368,888

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,122 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

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.