



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 TEMPLEHILL DRIVE NE Drive #16, Calgary T1Y 4T1**

MLS® #: **A2172121**      Area: **Temple**      Listing Date: **11/10/24**      List Price: **\$365,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1979**

Finished Floor Area  
 Abv Sqft: **1,028**  
 Low Sqft:  
 Ttl Sqft: **1,028**

DOM  
**41**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Parking  
 Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Cul-De-Sac,Desert Back,Lawn,Private,Rectangular Lot,Views,Waterfall**  
 Park Feat: **Paved,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Basketball Court,Garden,Playground,Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer**  
 Int Feat: **Chandelier,Granite Counters,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Basement</b>		<b>4pc Bathroom</b>	<b>Second</b>	
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`2" x 7`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`4" x 8`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>47`3" x 27`7"</b>			

Legal/Tax/Financial

Condo Fee: **\$400**      Title: **Fee Simple**      Zoning: **M-C1 D75**  
 Fee Freq: **Monthly**  
 Legal Desc: **8011428**

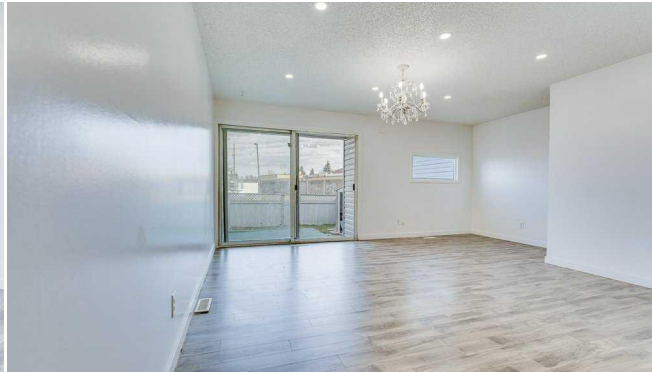
Remarks

Pub Rmks: **New Carpet , New Paint, New Blinds, fridge and stove ... 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... .Call your Trusted realtor to see the place.**

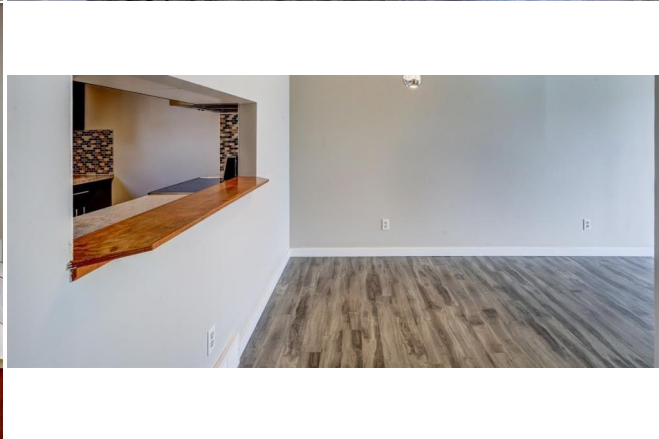
Inclusions: **Shed In Back yard will stay.**

Property Listed By: **CIR Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



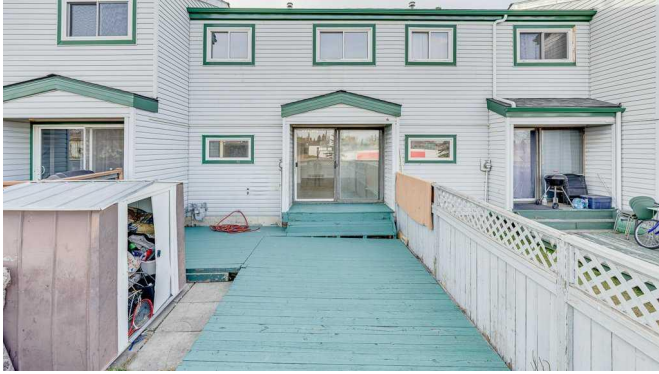












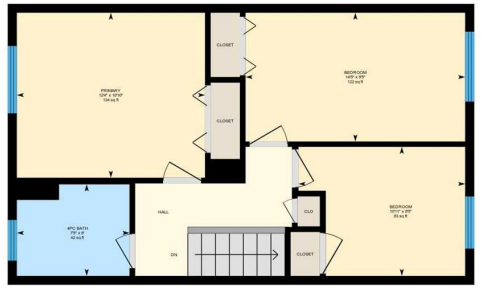


**16-131 Templehill Dr NE, Calgary, AB**



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2nd Floor Interior Area 507.80 sq ft



**16-131 Templehill Dr NE, Calgary, AB**

Basement (Below Grade) Interior Area 472.57 sq ft

