



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: **-\$20k, 20-Nov** 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
11
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
2pc Bathroom	Basement		4pc Bathroom	Second	
Bedroom - Primary	Second	11`2" x 7`2"	Bedroom	Second	14`4" x 8`4"
Bedroom	Second	47`3" x 27`7"			

Legal/Tax/Financial

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

Legal Desc: **8011428**

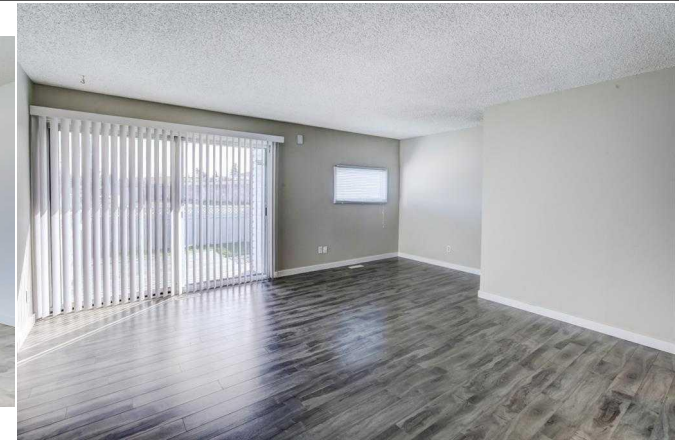
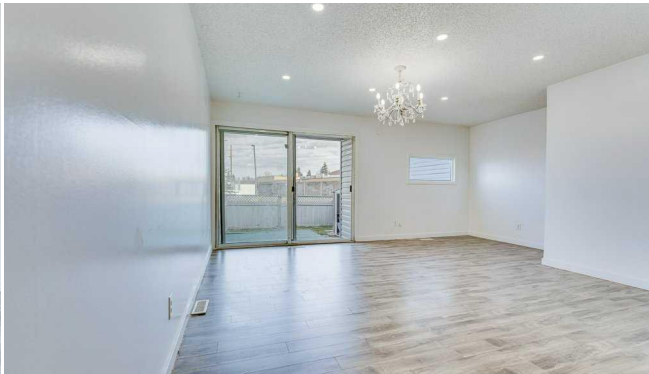
Remarks

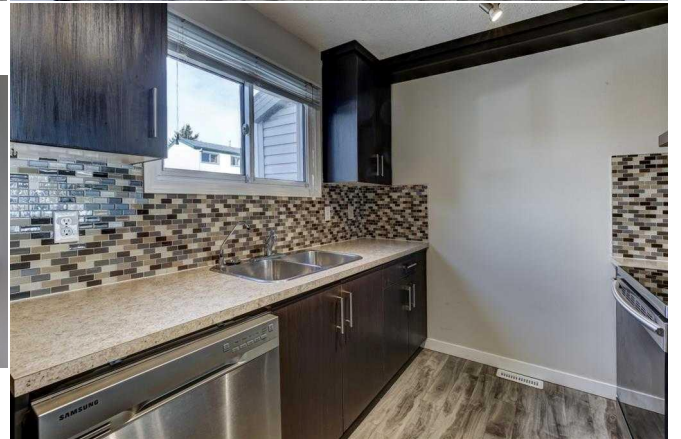
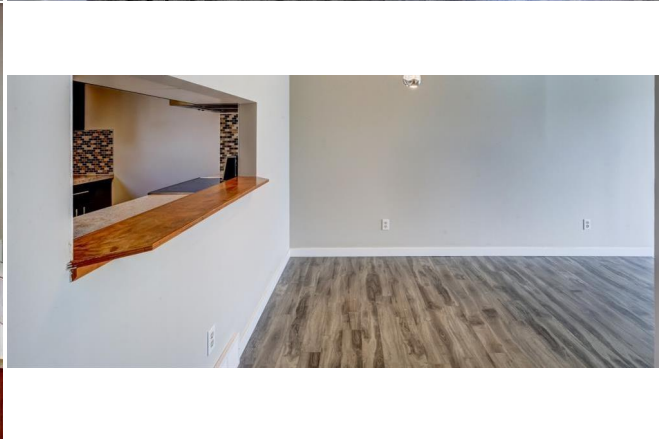
Pub Rmks: **Discover this move-in ready, freshly painted townhome in Family Oriented community of Temple With 3 bedrooms and 2 washrooms. Key Features: Prime Location: Centrally located, within walking distance of schools, parks, shopping. Chef's Kitchen: Step into an impressive kitchen featuring a center 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.**

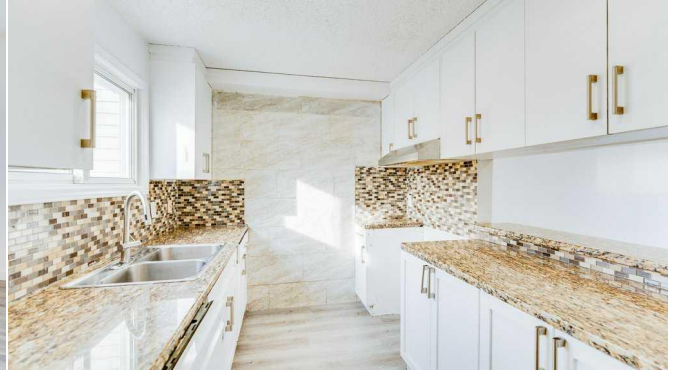
Inclusions: **Shed In Back yard will stay.**

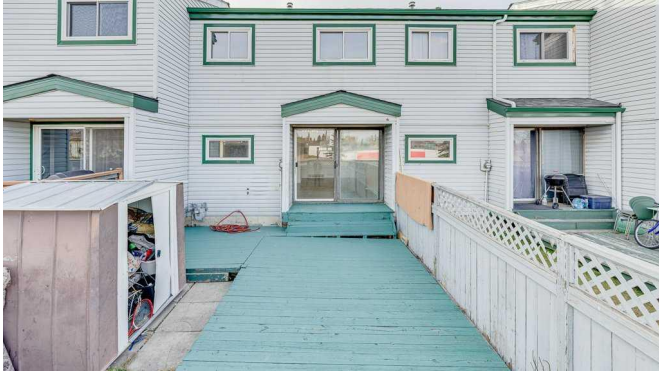
Property Listed By: **CIR Realty**

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







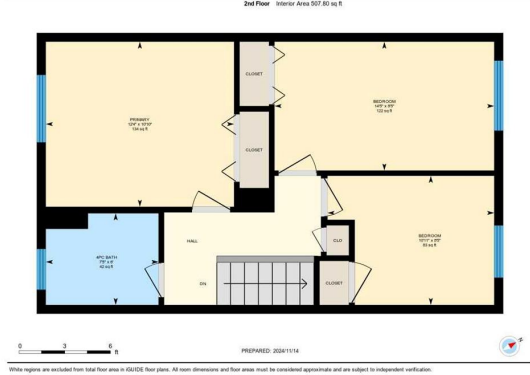




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