

131 TEMPLEHILL Drive #19, Calgary T1Y 4T1

MLS® #: **A2173298** Area: **Temple** Listing Date: **10/16/24** List Price: **\$314,900**
 Status: **Active** County: **Calgary** Change: **-\$3k, 11-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,Low Maintenance Landscape,Other,Paved,Rectangular Lot**
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,113**
 Low Sqft:
 Ttl Sqft: **1,113**

DOM

35
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other,Playground**

Construction: **Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **No Smoking Home,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	5`10" x 7`4"	Kitchen	Main	11`1" x 8`0"
Bedroom	Second	8`5" x 9`3"	Bedroom	Second	14`5" x 8`6"
Bedroom - Primary	Second	12`3" x 10`10"	Living Room	Main	14`10" x 13`9"

Legal/Tax/Financial

Condo Fee: **\$386** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **8011428**

Remarks

Pub Rmks: **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. This one is priced to sell. Grab it fast!**

Inclusions: **none**
Property Listed By: **Century 21 Bravo Realty**

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











