

131 TEMPLEHILL Drive #19, Calgary T1Y 4T1

10/16/24 List Price: **\$314,900** MLS®#: A2173298 Area: **Temple** Listing

Status: Active County: Calgary Change: Association: Fort McMurray -\$3k, 11-Nov

Date:

General Information

Prop Type: Sub Type:

City/Town: Calgary 1979 Year Built:

Lot Information Lot Sz Ar:

Lot Shape:

Residential Row/Townhouse

Finished Floor Area Abv Saft:

Low Sqft:

Ttl Sqft: 1,113

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

66

Ttl Park:

3 (3)

1

Dimensions

11`1" x 8`0"

1.0 (1 0)

2 Storey

Garage Sz:

Access:

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

1,113

Assigned, Stall

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

Level Room **Dimensions** Room Level 4pc Bathroom Second 5`10" x 7`4" Kitchen Main

14`5" x 8`6" **Bedroom** Second 8`5" x 9`3" **Bedroom** Second **Bedroom - Primary** Second 12`3" x 10`10" **Living Room** Main 14`10" x 13`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$386 **Fee Simple** 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: non

Property Listed By: Century 21 Bravo Realty

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



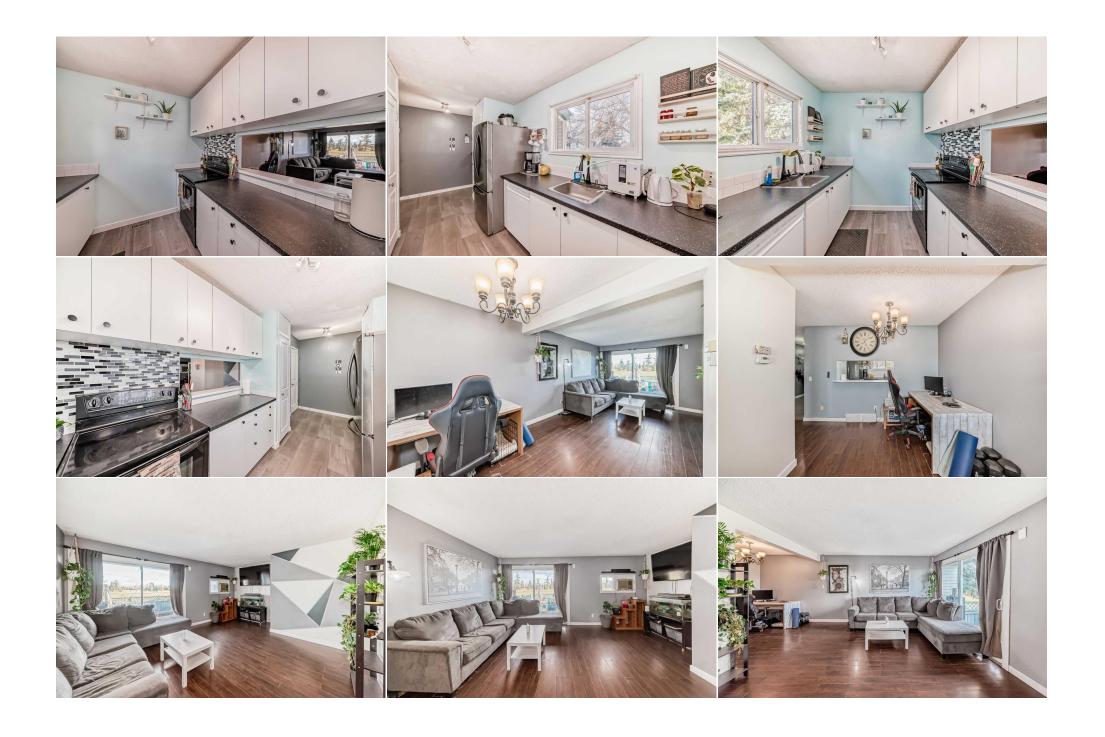


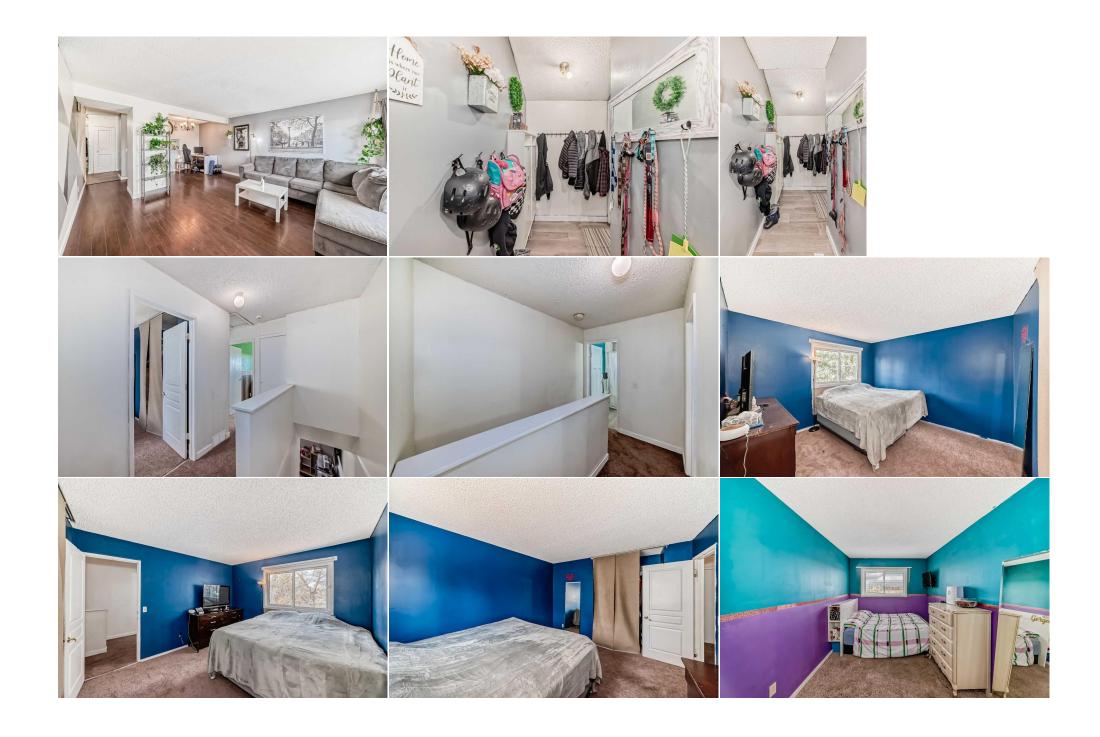














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