



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 TEMPLEHILL Drive #2, Calgary T1Y 4T1**

MLS® #: **A2173906**

Area: **Temple**

Listing Date: **10/18/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

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:

Finished Floor Area

Abv Sqft: **1,158**  
Low Sqft:  
Ttl Sqft: **1,158**

DOM

**64**  
Layout  
Beds: **3 (3 )**  
Baths: **2.0 (2 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Carpet, Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings**  
Int Feat: **Breakfast Bar, Granite Counters, Kitchen Island, Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`2" x 7`3"
Living Room	Main	17`3" x 13`11"
Bedroom	Upper	8`6" x 11`1"
Bedroom - Primary	Upper	10`10" x 14`7"
Game Room	Basement	17`3" x 13`2"

Room	Level	Dimensions
Kitchen	Main	11`2" x 8`3"
4pc Bathroom	Upper	5`11" x 7`4"
Bedroom	Upper	8`6" x 14`6"
4pc Bathroom	Basement	8`6" x 6`4"
Furnace/Utility Room	Basement	10`9" x 14`7"

Legal/Tax/Financial

Condo Fee:  
**\$393**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **8011428**

Remarks

Pub Rmks: **This updated and spacious 3-bedroom, 2-bathroom townhome is located in the desirable community of Temple, offering a perfect combination of comfort, convenience, and outdoor living. Ideal for families, first-time buyers, or investors, this property is move-in ready and backs onto a beautiful green space/park. As you enter, you're greeted by a bright and airy main floor, with large windows that bathe the living room in natural light. The open-concept layout effortlessly connects the living room to the dining area, making it ideal for both relaxation and entertaining. The modern kitchen features sleek countertops, plenty of storage, and appliances, perfect for home chefs. Step out from the kitchen onto your private deck, where you can enjoy a morning coffee or host a barbecue. The private yard offers a serene escape, backing directly onto a green space/park, providing added privacy and scenic views—an ideal spot for kids or pets to play. Upstairs, the home features three well-sized bedrooms, including a spacious primary bedroom with plenty of closet space. The full bathroom on this level has been tastefully updated with modern finishes, and there is an additional full bathroom on the lower level for added convenience. The finished basement adds valuable living space, perfect for a family room, home office, or gym. The laundry room and ample storage make this space both practical and functional. This townhome includes a designated parking stall and offers low condo fees. It's conveniently located close to schools, parks, shopping centers, and public transit, making it a fantastic choice for those seeking both tranquility and accessibility. Don't miss this amazing opportunity to own a home in a prime location with a beautiful park just steps from your backyard. Schedule your private showing today!**

Inclusions:  
Property Listed By: **PropZap Realty**

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











