



THE
A-TEAM

**RE/MAX
FIRST**

189 TEMPLEHILL Drive, Calgary T1Y 5K6

MLS®#: **A2178901**

Area: **Temple**

Listing Date: **11/15/24**

List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,101**
Low Sqft:
Ttl Sqft: **1,101**

DOM

6

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard, Landscaped**
Park Feat: **Alley Access, Off Street, On Street, Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Fireplace(s), Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Laminate Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	11`5" x 11`9"
Bedroom	Second	7`11" x 11`7"
Kitchen	Main	10`3" x 7`7"

Room	Level	Dimensions
Bedroom	Second	9`1" x 9`2"
4pc Bathroom	Second	7`10" x 5`0"
Living Room	Main	17`4" x 13`3"

Legal/Tax/Financial

Condo Fee:
\$475

Title:
Fee Simple

Zoning:
M-CG

Fee Freq:
Monthly

Legal Desc: **7910144**

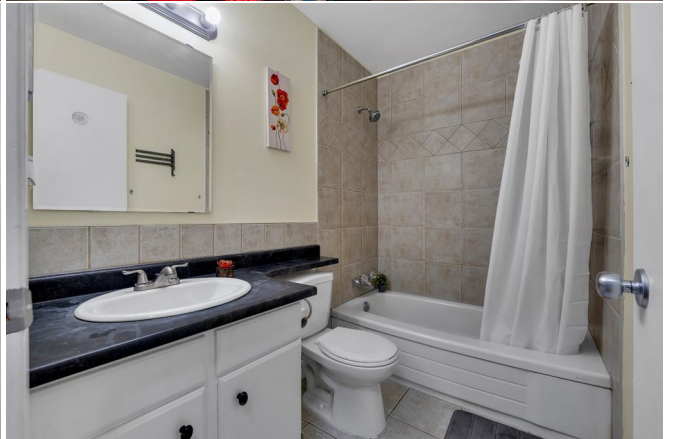
Remarks

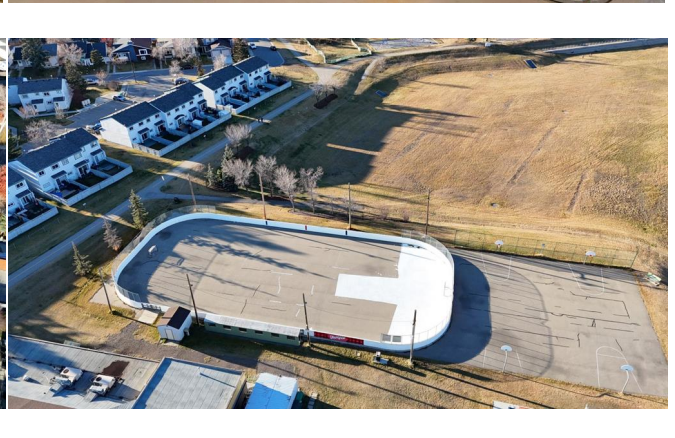
Pub Rmks: **Must See Property! Welcome to this beautiful and well maintained townhouse in the heart of Temple. Featuring a cozy fireplace in the Living room. 3 bedrooms upstairs, primary bedroom has walk-in-closet. 4-piece bathroom is conveniently located for easy access from all of the rooms. Another one of the standout features of this property is the landscaped backyard for outdoor entertaining or gardening. Additionally, there is a concrete pad, that can be used as barbecue area. Fence is recently replaced by the condo management. The exterior is in excellent condition, with the siding and roof replaced just a few years ago, and the parking lot repaved shortly before that. New Washer and Dryer were added in 2024. Parking stalls are located directly behind the units. There is adjacent rental options, visitor spaces equipped with electrical outlets, and plenty of STREET PARKING available. Unfinished basement is a bonus. Families will love the proximity to excellent schools, green spaces, bike paths, Everyday conveniences are within walking distance, including grocery stores, restaurants, banks, clinic, pharmacy. Community amenities like the Temple Community Center and the Village Square Leisure Center, which features a swimming pool, gym, library, Playgrounds such as Tennis court, pitch, outdoor rink, Basketball and Soccer ground. A short drive brings you to the Peter Lougheed Hospital, Sunridge Mall, East Hills Shopping Center, and the airport. Don't miss the opportunity to own this exceptional home in the Calgary community of Temple!**

Inclusions:
Property Listed By: **Window coverings
eXp Realty**

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



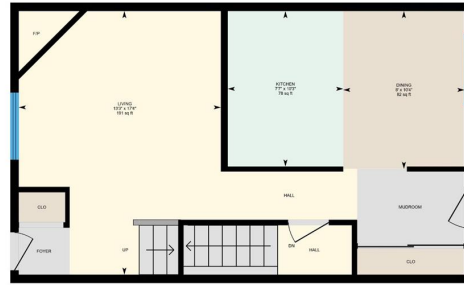






189 Templehill Dr NE, Calgary, AB

Main Floor Exterior Area 503.45 sq ft
Interior Area 507.21 sq ft



PREPARED: 2024/11/14



White regions are excluded from total floor area in QAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 541.26 sq ft
Interior Area 499.55 sq ft



PREPARED: 2024/11/14



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