



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**131 TEMPLEHILL Drive #48, Calgary T1Y 4T1**

MLS® #: **A2179128**      Area: **Temple**      Listing Date: **11/14/24**      List Price: **\$389,888**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 28-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: **Level**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,121**  
 Low Sqft:  
 Ttl Sqft: **1,121**

DOM

**37**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 13`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`5" x 7`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`4" x 8`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`1" x 8`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`4" x 12`3"</b>
<b>Family Room</b>	<b>Basement</b>	<b>13`1" x 8`4"</b>	<b>Den</b>	<b>Basement</b>	<b>13`1" x 8`5"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`5" x 6`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`11" x 5`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$386**

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

Zoning:  
**M-C1 d75**

Legal Desc: **8011428**

Remarks

Pub Rmks: **This newly renovated two-story end unit is a fantastic opportunity for first-time home buyers and investors alike! Featuring three bedrooms, two full bathrooms, and a fully finished basement, this home offers space and comfort in a prime location. The main floor welcomes you with a large entryway that leads into a spacious living room, dining area, and a fully renovated kitchen. Patio doors open to a private, fenced backyard with a deck, perfect for outdoor relaxation and gatherings. The basement provides additional living space with a sizable family room, a second full bathroom, a storage area, and laundry facilities. Upstairs, you'll find three well-sized bedrooms and another full bathroom, making it ideal for families or roommates. This unit boasts one of the best locations within a well-maintained complex, close to schools, playgrounds, shopping centers, a community center, and all urban amenities. Don't miss out on this excellent investment or starter home! Schedule your viewing today to see all it has to offer.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

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













