



THE
A-TEAM

**RE/MAX
FIRST**

131 TEMPLEHILL Drive #37, Calgary T1Y 4T1

MLS® #: **A2184144** Area: **Temple** Listing Date: **12/19/24** List Price: **\$398,800**
 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:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,147**
 Low Sqft:
 Ttl Sqft: **1,147**

DOM

2

Layout

Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	17`3" x 13`10"
Kitchen	Main	10`9" x 8`2"
Bedroom	Upper	8`7" x 14`5"
4pc Bathroom	Upper	5`11" x 4`7"
3pc Ensuite bath	Basement	6`4" x 4`11"

Room	Level	Dimensions
Dining Room	Main	10`9" x 7`0"
Bedroom	Upper	8`5" x 11`1"
Bedroom - Primary	Upper	10`11" x 12`3"
Bedroom	Basement	16`6" x 13`11"
Game Room	Basement	16`6" x 13`7"

Legal/Tax/Financial

Condo Fee:
\$386

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8011428**

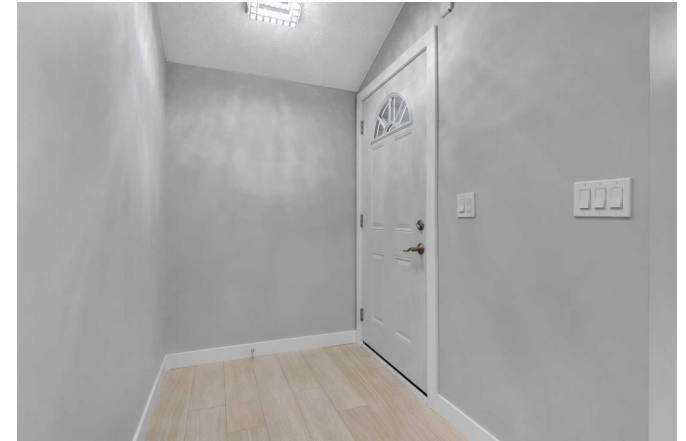
Remarks

Pub Rmks: **Calling ALL FIRST TIME HOME BUYER & INVESTORS - FULLY RENOVATED UNIT IN TEMPLE (TUSCANY PARK PLAZA) - BOASTING OVER 1500 SQ FT OF LUXURIOUS SPACE WITH 4 BEDROOMS & 2 FULL BATHS - SIMPLE & FUNCTIONAL OPEN FLOORPLAN CONCEPT - Main floor offers a kitchen, dining and family room with access to the backyard. Upper level offers 3 bedrooms and a FULL bath. In the basement you will find, a rec room, laundry and a master like bedroom with its own ensuite (that can also be used as a den) - NEW PAINT, NEW KITCHEN WITH NEW APPLIANCES, NEW FLOORING, DOORS & BASEBOARDS AND MORE - AMAZING LOCATION WITHIN THE PLAZA AS YOU CAN DIRECTLY ACCESS TEMPLEHILL DRIVE NE FROM YOUR BACKYARD - EASY ACCESS TO 52ND ST NE, 68 ST NE, MCKNIGHT BLVD NE, 32ND AVE NE & STONEY TRAIL NE & TONS OF AMENITIES! GREAT VALUE - Call your favorite realtor for a viewing today!**

Inclusions:
Property Listed By: **N/A
Real Broker**

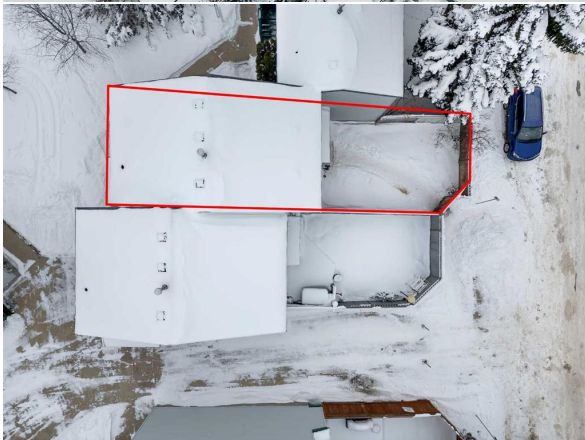
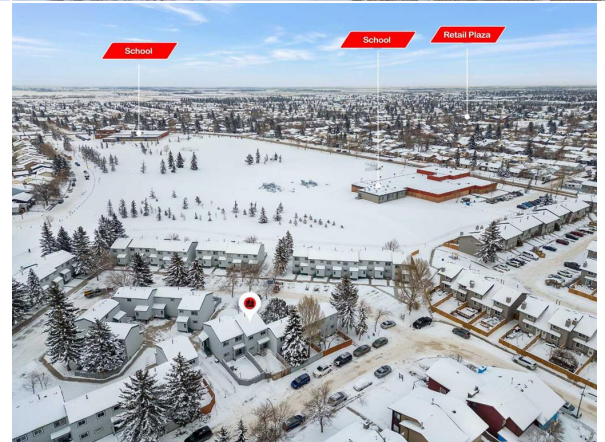
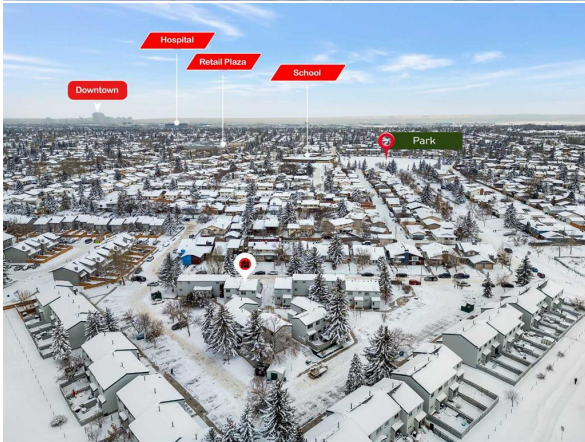
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











37-131 Templehill Dr NE, Calgary, AB

Main Floor Exterior Area 528.03 sq ft
Water Area 528.22 sq ft



0 3 6 ft

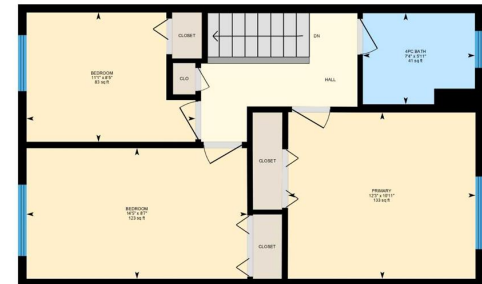
PREPARED: 2024/1/28



Water regions are excluded from total floor area in eGUIDE 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 502.41 sq ft
Water Area 510.73 sq ft



0 3 6 ft

PREPARED: 2024/1/28



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37-131 Templehill Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 454.92 sq ft
Interior Area 455.73 sq ft
Excluded Area 42.33 sq ft



PREPARED: 2024/1/28



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iGUIDE