# \$305,000 - 17, 131 Templehill Drive Ne, Calgary

MLS® #A2265730

## \$305,000

3 Bedroom, 1.00 Bathroom, 1,112 sqft Residential on 0.00 Acres

Temple, Calgary, Alberta

Welcome to this bright and well-maintained 3-bedroom townhouse located in the family-friendly community of Temple. The main floor features a spacious living room with an open-concept and windows that fill the home with natural light, a cozy dining area, and a functional kitchen with ample cabinet space. Upstairs, you'II find three generously sized bedrooms and a full 4-piece bath. The finished downstairs can be used as an additional family room or flex space. The pet-friendly unit also includes assigned parking and low condo fees, making it a budget-friendly, low-maintenance living option without compromise. This home backs onto a beautiful green space and park with walking paths and a playground, close to schools, parks, shopping, transit, and all other amenities. Perfect for first-time buyers, investors, or those looking to downsize!

Built in 1979

#### **Essential Information**

MLS® # A2265730 Price \$305,000

Bedrooms 3
Bathrooms 1.00

Full Baths 1

Acres

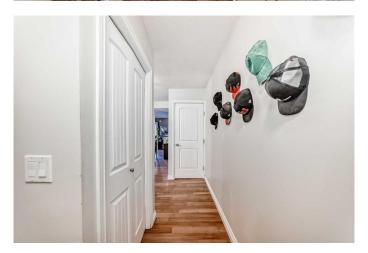
Square Footage 1,112

0.00

Year Built 1979







Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 17, 131 Templehill Drive Ne

Subdivision Temple
City Calgary
County Calgary
Province Alberta
Postal Code T1Y 4T1

#### **Amenities**

Amenities None
Parking Spaces 2
Parking Stall

### Interior

Interior Features Open Floorplan

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 21st, 2025

Days on Market 8

Zoning M-C1 d75

# **Listing Details**

## Listing Office Century 21 Foothills South Real Estate

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