

\$310,000 - 30, 131 Templehill Drive Ne, Calgary

MLS® #A2219027

\$310,000

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

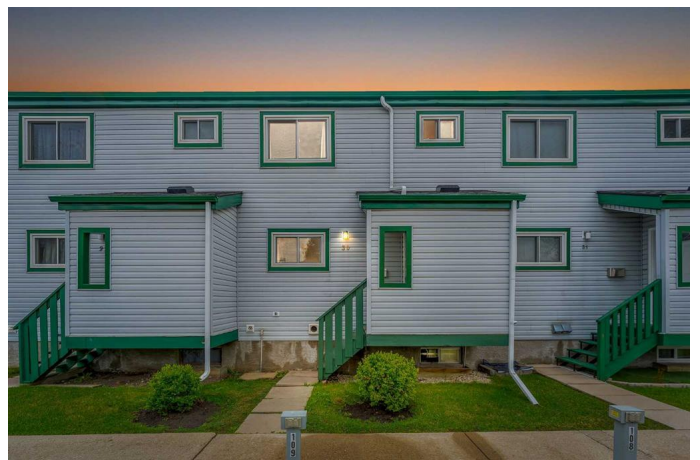
Nestled in a quiet, family-friendly complex, this 3-bedroom townhouse backs directly onto an elementary school and beautiful green space with walking paths—perfect for families with young kids. Just a short walk away, you™ll find an outdoor hockey rink, parks, and playgrounds, making outdoor fun effortless year-round. Inside, the main floor features a spacious living and dining area with patio doors that open to a sunny, private backyard. The bright galley-style kitchen offers plenty of storage and natural light. Upstairs, you™ll find three generously sized bedrooms and a full 4-piece bathroom. The partially finished basement includes a den and bathroom, offering the perfect opportunity to create a home office, playroom, or your ideal lower-level retreat. Located minutes from McKnight Blvd, 16th Ave, and Stoney Trail, commuting is a breeze, and you're just moments from Sunridge Mall, Village Square Leisure Centre, schools, and every amenity you could need. Whether you're a first-time buyer ready to make it your own or an investor seeking a solid property in a high-demand area, this is a rare chance to add value in an unbeatable location. Don™t miss out—book your private showing today!

Built in 1979

Essential Information

MLS® #

A2219027



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|----------------|---------------|
| Price | \$310,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,140 |
| Acres | 0.00 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 30, 131 Templehill Drive Ne |
| Subdivision | Temple |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T1Y 4T1 |

Amenities

| | |
|----------------|---|
| Amenities | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1 |
| Parking | Outside, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Playground, Private Yard |
| Lot Description | Backs on to Park/Green Space, No Neighbours Behind |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 13th, 2025 |
| Days on Market | 4 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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