

\$335,000 - 201 Templehill Drive Ne, Calgary

MLS® #A2187691

\$335,000

3 Bedroom, 2.00 Bathroom, 1,064 sqft
Residential on 0.00 Acres

Temple, Calgary, Alberta

FAMILY-FRIENDLY TOWNHOME |
WEST-FACING LIVING ROOM | COZY
WOOD-BURNING FIREPLACE | FULLY
DEVELOPED BASEMENT

Welcome to this warm and inviting townhouse that offers the perfect blend of comfort, functionality, and charm! Condo fees also include water, sewer and trash. Featuring 3 bedrooms and 2 bathrooms, this well-maintained home boasts a total of 1,604 sq ft of living space (main, upper, and fully developed basement combined). The west-facing living room greets you with an abundance of natural light streaming through a large window and a cozy corner wood-burning fireplace—perfect for relaxing evenings. The bright white kitchen and dining area are just steps away, featuring ample counter and storage space and a convenient walkout to the private fenced backyard, ideal for pets, entertaining, or unwinding in your outdoor oasis. Upstairs, you™ll find three generously sized bedrooms, including a large primary suite with a walk-in closet, along with a full bathroom conveniently located for easy access. The fully developed basement adds even more living space, complete with a bright family room, a 3-piece bathroom, a laundry room, and a versatile flex space that can be used as a storage room, small office, or hobby space. The basement features fresh paint and brand-new carpet, making it feel updated and ready to enjoy. This property offers incredible convenience with an assigned parking stall,



plus ample street parking out front, perfect for guests or extra vehicles. Located in a pet-friendly complex, you'll enjoy the benefits of a playground and green space to the east, as well as a walking path directly behind the complex that leads to the community centre, ball diamonds, and even more green space to the north. Nearby amenities include No Frills, a doctor's office, a dentist, pizza and Chinese restaurants, Chicken on the Way, Esso, Subway, a drugstore, a liquor store, and a dry cleaner—all just up the street! Close proximity to Sunridge mall, McKnight Blvd, 16th Ave. Schools are also within walking distance, making this home ideal for families. Move-in ready and offering a prime location with easy access to everything you need, this home is perfect for families, first-time buyers, or anyone seeking a well-appointed living space. Don't miss this fantastic opportunity! 3D TOUR AVAILABLE

Built in 1978

Essential Information

MLS® #	A2187691
Price	\$335,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address 201 Templehill Drive Ne

Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5K6

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 12th, 2025
Days on Market	29
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
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