

# \$675,000 - 31 Templehill Crescent Ne, Calgary

MLS® #A2204926

**\$675,000**

5 Bedroom, 3.00 Bathroom, 1,150 sqft  
Residential on 0.12 Acres

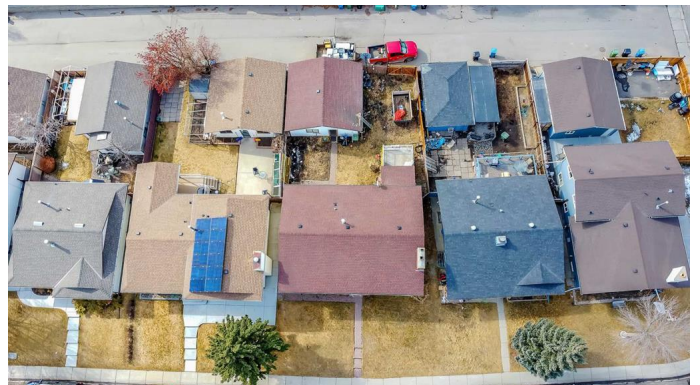
Temple, Calgary, Alberta

Welcome to 31 Templehill Crescent, a beautifully maintained bilevel home offering a perfect blend of charm and modern updates. Featuring 5 bedrooms, 2.5 bathrooms, and a LEGAL basement suite with a separate entry, this home is an excellent opportunity for families or investors alike. Recent upgrades include NEW WINDOWS (2022), NEW SHINGLES (2016), renovated bathrooms (2020), & granite countertops (2020), ensuring peace of mind for years to come. The main level boasts a bright and spacious living area, a functional kitchen, and a primary bedroom with a private 2-piece ensuite. Outside, enjoy a large front yard and a generous backyard, complete with a oversized double garage for ample parking and storage. The location is unbeatable—just a short walk to an elementary school, bus stop, and shopping plaza. Don't miss out on this fantastic home in a prime location. Schedule your showing today!

Built in 1978

## Essential Information

MLS® #	A2204926
Price	\$675,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,150
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	31 Templehill Crescent Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4C6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## **Additional Information**

Date Listed            March 26th, 2025

Days on Market      7

Zoning                R-CG

## **Listing Details**

Listing Office        URBAN-REALTY.ca

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