

# \$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'll 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         |
| Square Footage | 1,112     |
| Acres          | 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                                                   |

### 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 | 15                 |
| Zoning         | M-C1 d75           |

### Listing Details

Listing Office

Century 21 Foothills South Real Estate

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