

4, 131 Templehill Drive NE
Calgary, Alberta

MLS # A2204248



\$299,900

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|------------------|------------------------------|---------------|-------------------|
| Division: | Temple | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey | | |
| Size: | 1,109 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|--------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 386 |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage, Vinyl Windows | | |

Inclusions: none

This 3-bedroom unit is in a desirable, well managed complex in Temple. On the main level there is a kitchen and a nice sized dining and living room combination. The living room opens to a private fenced yard that backs on to a large green space. There are 3 well sized bedrooms on the top floor as well as a 4-piece bathroom. The basement features a large recreation room, a 3-piece bathroom and laundry / furnace room. Lots of room here for storage. This is a perfect for a starter home or an investment property. Showings booked through Showing Time. Priced to sell. Instant tenant - tenant is willing to stay