

\$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

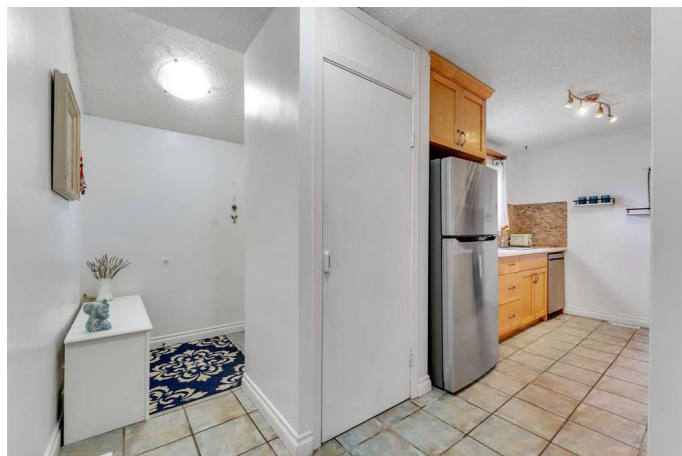
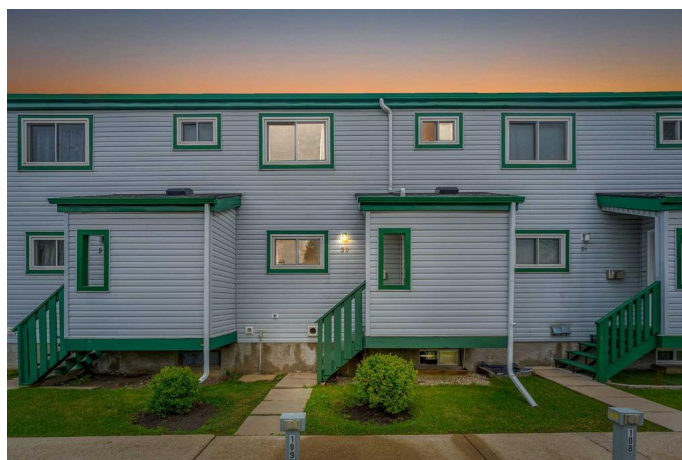
Nestled in a quiet, family-friendly complex, this 3-bedroom townhouse backs directly onto an elementary school and beautiful green space with walking paths—perfect for families with young kids. Just a short walk away, you™ll find an outdoor hockey rink, parks, and playgrounds, making outdoor fun effortless 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



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	5
Zoning	M-C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.