

\$319,900 - 48, 12 Templewood Drive Ne, Calgary

MLS® #A2109670

\$319,900

4 Bedroom, 3.00 Bathroom, 1,121 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

We are delighted invite you to view this charming, meticulously maintained Townhouse that boasts a spacious layout encompassing 1581 square feet of living space. This residence features 4 bedrooms, along with a fully finished basement that includes an **UPDATED ILLEGAL BASEMENT SUITE**. Perfect for either generating rental income or for personal occupancy. **EXTENSIVE INTERIOR UPGRADES:** **In 2024, the interior has undergone significant transformations, including the installation of new Luxury Vinyl Plank Flooring in a modern colour scheme throughout the main floor, upstairs bathroom, stairs, and landing. The main and upper floors received a fresh coat of paint, complemented by new interior lights in hallways, bedrooms, and bathrooms. Additionally, updated baseboards and interior doors add a touch of sophistication. **In 2023, further enhancements to the living space included the introduction of new kitchen cabinets, quartz countertops in the kitchen, and a new fridge downstairs'. **In 2021, upgrades included a new fridge in the upstairs kitchen and a washer, ensuring convenience and functionality. Beyond the inviting interiors, the Condo Corporation has invested in **EXTENSIVE EXTERIOR UPGRADES:** **In 2023, new fencing was added, providing both security and aesthetics. **In 2022, the entire unit also received new windows contributing to energy efficiency and enhancing the overall aesthetic. Furthermore, new shingles were



installed in the same year, ensuring durability and protection. The condominium corporation revitalized the entrance by replacing both the front and back doors, infusing a renewed and inviting welcome into the property. This townhouse also features a private backyard perfect for enjoying a bbq and starlit summer nights! Assigned parking is located directly in the back of the unit. A standout feature is the YEAR-ROUND-RV SECURE PARKING available for rent at a nominal cost, as showcased in the provided photos. The strategic location directly across from Guy Weadick School (K-6) and close proximity to Junior High Schools make it an ideal choice. Additionally, the Village Leisure Centre is just a short 5-minute drive away, adding to the neighbourhood's amenities. A comprehensive **HOME INSPECTION** was carried out shortly before listing the property to ensure the buyer's confidence and peace of mind. Looking forward to welcoming you home!

Built in 1978

Essential Information

MLS® #	A2109670
Price	\$319,900
Sold Price	\$350,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,121
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	48, 12 Templewood Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4R7

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Quartz Counters, See Remarks, Storage, Vinyl Windows
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 27th, 2024
Date Sold	February 28th, 2024
Days on Market	1
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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