

\$449,900 - 23a Templehill Place Ne, Calgary

MLS® #A2122056

\$449,900

3 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.08 Acres

Temple, Calgary, Alberta

Calling all first time buyers and investors. Welcome Home! Why pay rent when you can own. Located in a quiet cul-de-sac, this lovely home in Temple awaiting for the new owners. The moment you enter this beautiful home you will be impressed! Pride of ownership is visible in every corner. The main level has newer laminate flooring, baseboards, windows and appliances! The large living room will accommodate plenty of family and friends. Cozy up to the wood burning fireplace on those cool Calgary evenings. The renovated kitchen with granite counter tops is a wonderful place to entertain. Patio doors would lead you out to the east facing yard which is fully fenced, has a large 11 x 11 deck with a double car detached garage! Upstairs goes well with flow and includes the master bedroom with 2 piece en suite, two descent sized bedrooms and a 4 piece bathroom. The completely finished basement is blessed with a large rec room, office, walk in closet. 3 piece bathroom, laundry room and storage areas. Nothing needs to be done to this home. Simply move in and enjoy the beauty! Notable improvements are: Roof 2018, High Efficiency Furnace 2016, 50 Liter Water Tank 2023, Floor/Carpet 2023, Full Kitchen 2023, Backyard/Landscaping 2023. Temple is bounded to the north by McKnight Boulevard, to the east by 68 Street E and 52nd street . The convenient location of Temple is one of the many things that make it a great choice for homebuyers who are interested in finding a



welcoming community that is family oriented, peaceful, and convenient to everything you may need for your families daily life. Close to all amenities, bus route, schools and park. A wonderful place to call home. Please call your favorite Realtor before its gone. You won't be disappointed.

Built in 1981

Essential Information

MLS® #	A2122056
Price	\$449,900
Sold Price	\$498,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,231
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	23a Templehill Place Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y4B8

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 20th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Argos Realty
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