

\$425,000 - 130 Templehill Drive Ne, Calgary

MLS® #A2151470

\$425,000

3 Bedroom, 2.00 Bathroom, 1,132 sqft
Residential on 0.06 Acres

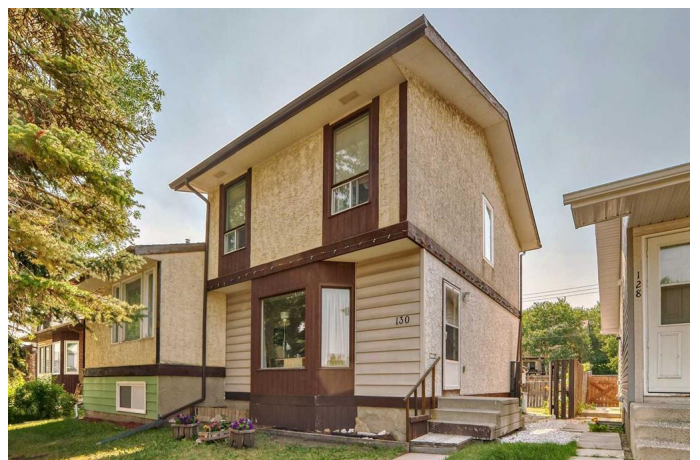
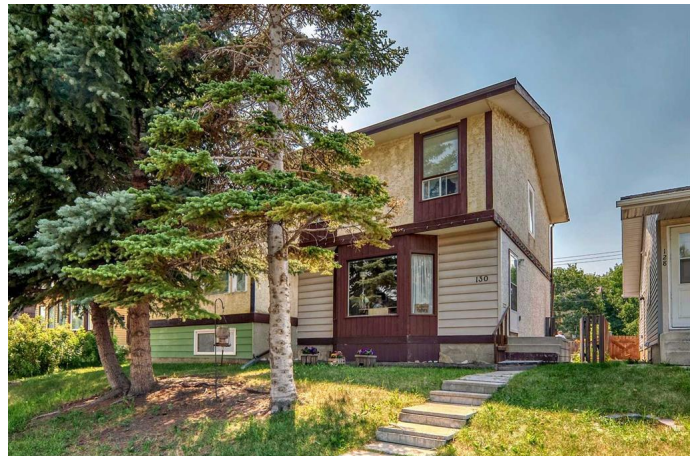
Temple, Calgary, Alberta

Welcome to this charming affordable three-bedroom half duplex, conveniently situated in the heart of Temple with NO CONDO FEES. As you step inside you'll be greeted by a bright main floor featuring a cozy living room, a convenient 2-piece bath, a functional kitchen layout and dining area. Upstairs, you'll discover three bedrooms, including a spacious primary bedroom and a full four-piece bathroom. The partially developed basement offers a large family room, space for an additional bathroom, and a versatile bonus area that can be converted into a fourth bedroom. Step outside to the west-facing back deck, perfect for soaking up the sun, which overlooks a private, fenced yard. The yard includes a workshop and a parking pad, with potential for a future garage. Conveniently located within walking distance to shopping, schools, transit, and parks, this home also features a roof replacement for both the house and shed in 2017. The property is structurally sound and well-maintained, though some updating and maintenance will be needed to make it your own.

Built in 1978

Essential Information

MLS® #	A2151470
Price	\$425,000



Sold Price	\$392,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,132
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	130 Templehill Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y4C3

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	No Smoking Home
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 26th, 2024
Date Sold August 15th, 2024
Days on Market 20
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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