

\$349,900 - 199 Templehill Drive Ne, Calgary

MLS® #A2157122

\$349,900

3 Bedroom, 1.00 Bathroom, 1,086 sqft

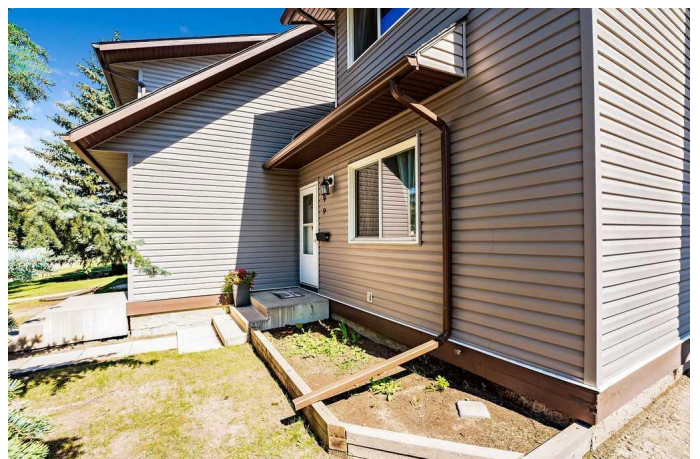
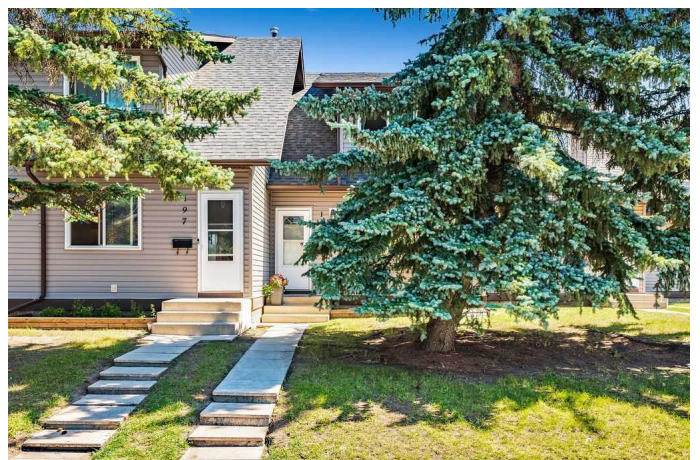
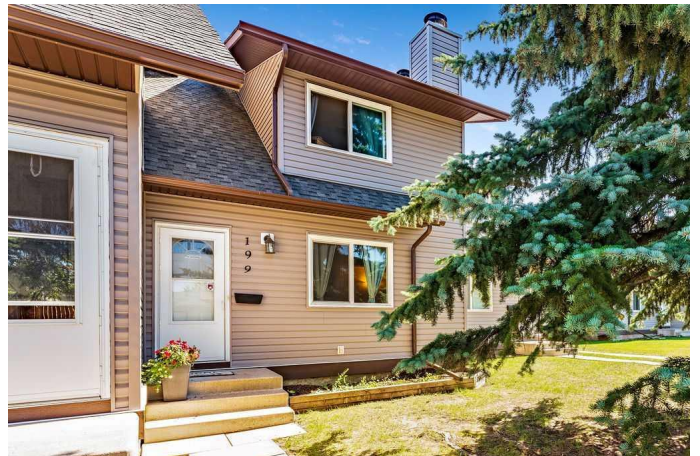
Residential on 0.00 Acres

Temple, Calgary, Alberta

This beautifully renovated condo that offers a perfect blend of comfort and convenience, in the heart of Temple is a must-see! With new flooring, modern doors, and a fresh coat of paint, this home exudes a contemporary charm that's ready to welcome you. Featuring a cozy fireplace, spacious walk-in closet, three upstairs bedrooms, and a bright, comfortable living room - there's plenty of room for your family to grow and thrive. The partially developed basement offers additional space, perfect for a home gym, office, or recreation room.

Another one of the standout features of this property is the massive backyard; one of the largest in the entire complex, providing ample space for outdoor entertaining or gardening. As an added bonus, the current condo maintenance fee includes lawn mowing (front and BACK!) throughout the summer, so you can enjoy your beautiful backyard without the hassle of upkeep.

The condo board has recently hired a construction company to replace all the fences, ensuring your privacy and security, and enhancing the overall look of the community. The exterior is in excellent condition, with the siding and roof replaced just a few years ago, and the parking lot repaved shortly before that. You'll appreciate the peace of mind knowing that the windows and doors, covered by the condo fees, are



less than 15 years old. Parking is a breeze with assigned stalls located directly behind the unit. There is adjacent rental options, visitor spaces equipped with electrical outlets, and plenty of street parking available.

Families will love the proximity to excellent schools, green spaces, and bike paths, while professionals will appreciate the easy access to public transportation—a quick 10-minute bus ride takes you to Whitehorn C-Train station, making downtown commutes a breeze. Stoney Trail is just minutes away, providing quick access to all parts of the city in minutes. Everyday conveniences are within walking distance, including grocery stores, banks, clinics, pharmacies, and community amenities like the Temple Community Center and the Village Square Leisure Center, which features a swimming pool, gym, and library. A short drive brings you to the Peter Lougheed Hospital, Sunridge Mall, East Hills Shopping Center, and the airport. For outdoor enthusiasts, Prairie Winds Park is nearby, offering a variety of recreational activities, from a splash park to tennis courts, and scenic walking paths through its expansive 16 hectares of green space. This home truly offers something for everyone! Don't miss the opportunity to own this exceptional home in the Calgary community of Temple!

Built in 1978

Essential Information

MLS® #	A2157122
Price	\$349,900
Sold Price	\$345,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,086

Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	199 Templehill Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y5K6

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Off Street, Stall

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 9th, 2024
Days on Market	18
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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