

\$499,900 - 174 Templehill Drive Ne, Calgary

MLS® #A2161893

\$499,900

4 Bedroom, 3.00 Bathroom, 1,071 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome to this 2 storey half duplex, with no condo fee, 4 bedrooms in total, 2.5 bathrooms, and a brand new LEGAL registered basement suite. This is a prime investor opportunity, you can rent downstairs, and live upstairs. As you enter, you are greeted by an east facing living room with a large bay window. The kitchen is spacious and just steps away from the dining room with patio doors leading out to the low maintenance fully genced backyard that is perfect for kids, pets or bbq parties. There is also a half bath completing the main floor. The upper level features 3 large bedrooms and an updated full bathroom. The master bedroom has a spacious walk in closet. Lower level is a cute and cozy legal basement suite with 1 bedroom, full bathroom and an open concept kitchen with living room. This is a no carpet home, kitchen has quartz countertop, there is LVP flooring on main and upper floors, updated bathrooms and an extended deck. Great location being close to schools, amenities, shopping, transit, and more.

Built in 1978

Essential Information

MLS® #	A2161893
Price	\$499,900
Sold Price	\$495,000
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,071
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	174 Templehill Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4M2

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Carport, Off Street, On Street, Other, Parking Pad, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

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

Additional Information

Date Listed	August 31st, 2024
Date Sold	September 9th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX First

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