

189 Templehill Drive NE
Calgary, Alberta

MLS # A2178901



\$349,900

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,101 sq.ft.	Age:	1978 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Off Street, On Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Window coverings

Must See Property! Welcome to this beautiful and well maintained townhouse in the heart of Temple. Featuring a cozy fireplace in the Living room. 3 bedrooms upstairs, primary bedroom has walk-in-closet. 4-piece bathroom is conveniently located for easy access from all of the rooms. Another one of the standout features of this property is the landscaped backyard for outdoor entertaining or gardening. Additionally, there is a concrete pad, that can be used as barbecue area. Fence is recently replaced by the condo management. 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. New Washer and Dryer were added in 2024. Parking stalls are located directly behind the units. There is adjacent rental options, visitor spaces equipped with electrical outlets, and plenty of STREET PARKING available. Unfinished basement is a bonus. Families will love the proximity to excellent schools, green spaces, bike paths, Everyday conveniences are within walking distance, including grocery stores, restaurants, banks, clinic, pharmacy. Community amenities like the Temple Community Center and the Village Square Leisure Center, which features a swimming pool, gym, library, Playgrounds such as Tennis court, pitch, outdoor rink, Basketball and Soccer ground. A short drive brings you to the Peter Lougheed Hospital, Sunridge Mall, East Hills Shopping Center, and the airport. Don't miss the opportunity to own this exceptional home in the Calgary community of Temple!