

37, 131 Templehill Drive NE
Calgary, Alberta

MLS # A2184144



\$398,800

Division:	Temple		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,147 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 386

Basement: Finished, Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows

Inclusions: N/A

Calling ALL FIRST TIME HOME BUYER & INVESTORS - FULLY RENOVATED UNIT IN TEMPLE (TUSCANY PARK PLAZA) - BOASTING OVER 1500 SQ FT OF LUXURIOUS SPACE WITH 4 BEDROOMS & 2 FULL BATHS - SIMPLE & FUNCTIONAL OPEN FLOORPLAN CONCEPT - Main floor offers a kitchen, dining and family room with access to the backyard. Upper level offers 3 bedrooms and a FULL bath. In the basement you will find, a rec room, laundry and a master like bedroom with its own ensuite (that can also be used as a den) - NEW PAINT, NEW KITCHEN WITH NEW APPLIANCES, NEW FLOORING, DOORS & BASEBOARDS AND MORE - AMAZING LOCATION WITHIN THE PLAZA AS YOU CAN DIRECTLY ACCESS TEMPLEHILL DRIVE NE FROM YOUR BACKYARD - EASY ACCESS TO 52ND ST NE, 68 ST NE, MCKNIGHT BLVD NE, 32ND AVE NE & STONEY TRAIL NE & TONS OF AMENITIES! GREAT VALUE - Call your favorite realtor for a viewing today!