



\$ 219,000.00

## 46 131 TEMPLEHILL DRIVE NE CALGARY

<https://paulbrinton.com>

Fabulous 3 bedroom, 1.5 bath home with fully developed basement in a super quiet location! The windows & sliding doors spill an abundance natural light into large rooms throughout this very functional & open floor-plan. Relax in the extra-large living and dining areas with open sight lines & easy access...

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1147902

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Year built:** 1979

**Parking:** Stall

**Post Updated:** 2021-10-16 04:38:05

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 10/16/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Other,Playground

**Community Features:** Other,Playground

**Fencing:** None

**District:** CAL Zone NE

**Interior Features:** No Animal Home,No Smoking Home

**Roof Type:** Asphalt

**Sewer Septic:** Public Sewer

**Flooring:** Carpet,Laminate,Linoleum

**Water Source:** Public

**Exterior Features:** Other,Playground

**Electric:** 100 Amp Service

**Cooling:** None

**Lot Features:** Other

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** See Remarks

**Levels:** Two

**Zoning:** M-C1 d75



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 46

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric  
Oven,Refrigerator,Washer

**Subdivision Name:** Temple

**Restrictions:** See Remarks

**List Price Square Foot:** \$ 209.17

**Photo Count:** 22

**Unit Exposure:** E

**Construction Materials:** Mixed

**Foundation:** Poured Concrete

**Living Area SF:** 1047.00

**Structure Type:** Five Plus

