35 131 Templehill Drive NE

Calgary | Active | MLS® A2359785

$319,900









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1979**	**1,124 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Beautifully Renovated 3-Bedroom Family Home in an Amazing Location!

Welcome to this beautiful, bright, and inviting 3-bedroom home, offering an impeccable living space with a spacious open-concept floor plan!

The main floor features a generous living room that flows seamlessly into the casual dining area and a well-appointed kitchen. The NEWLY RENOVATED KITCHEN boasts brand-new white glossy cabinets with soft-close doors, elegant quartz countertops, newer appliances, and plenty of storage space.

Enjoy the sunshine in the SOUTH-FACING BACKYARD, complete with a patio and convenient access to a walking path connecting two schools, the Community Association, and Templegreen Park. The park offers fantastic recreational amenities, including a hockey rink, soccer field, basketball court, and tennis courts.

Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, and a full 4-piece bathroom.

The basement offers even more living space, featuring a partially finished recreation/games room, a bonus media room, and additional space with the potential for a second full 4-piece bathroom.

RECENT UPGRADES INCLUDE:

Brand-new renovated kitchen
White glossy cabinets with soft-close doors
Beautiful quartz countertops
Fresh paint throughout
Updated flooring, including hardwood, vinyl, and laminate

AMAZING FAMILY-FRIENDLY LOCATION!

Enjoy easy access to major routes and proximity to schools, shopping, amenities, recreation centres, the public library, playgrounds, and public transit.

With its bright open layout, modern kitchen upgrades, sunny south-facing backyard, and fantastic location, this home is the perfect place for your family to call home!

DON'T MISS THIS WONDERFUL OPPORTUNITY!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2359785
Bedrooms	3
Bathrooms	1
Year Built	1979
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,124 sq. ft.
Main Level Finished Area:	578 sq. ft.
Upper Level Finished Area:	454 sq. ft.
Condo Fee:	$448.80
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	South
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1979 (Age: 47)

Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8011428
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
Builder:	Tuscany Park
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Vinyl, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast

Condo Name:	Tuscany Park
Community:	Temple
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Call
Main Floor	Kitchen · 17'4" × 14'9" ·
Main Floor	Living Room · 14'3" × 13'10" ·
Main Floor	Dining Room · 13'1" × 8' ·
Main Floor	Entrance · 6'4" × 4'5" ·
Upper Level	Bedroom - Primary · 17'5" × 9'11" ·
Upper Level	Bedroom · 10'5" × 8'11" ·
Upper Level	Bedroom · 9'9" × 9'4" ·
Lower Level	Flex Space · 15'10" × 14'4" ·
Lower Level	Furnace/Utility Room · 15'10" × 14'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Enclosed
Lot Features:	Back Yard, Corner Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone NE
Zoning:	M-C1
Listed Date:	Nov 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-131-templehill-drive-ne-calgary-a2359785/

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