



201 Templehill Drive Calgary Alberta

\$335,000

OPEN HOUSE SATURDAY & SUNDAY FEB 22/23, 12-2PM FAMILY-FRIENDLY TOWNHOME | WEST-FACING LIVING ROOM | COZY WOOD-BURNING FIREPLACE | FULLY DEVELOPED BASEMENT Welcome to this warm and inviting townhouse that offers the perfect blend of comfort, functionality, and charm! Featuring 3 bedrooms and 2 bathrooms, this well-maintained home boasts a total of 1,604 sq ft of living space (main, upper, and fully developed basement combined). The west-facing living room greets you with an abundance of natural light streaming through a large window and a cozy corner wood-burning fireplace—perfect for relaxing evenings. The bright white kitchen and dining area are just steps away, featuring ample counter and storage space and a convenient walkout to the private fenced backyard, ideal for pets, entertaining, or unwinding in your outdoor oasis. Upstairs, you'll find three generously sized bedrooms, including a large primary suite with a walk-in closet, along with a full bathroom conveniently located for easy access. The fully developed basement adds even more living space, complete with a bright family room, a 3-piece bathroom, a laundry room, and a versatile flex space that can be used as a storage room, small office, or hobby space. The basement features fresh paint and brand-new carpet, making it feel updated and ready to enjoy. This property offers incredible convenience with an assigned parking stall, plus ample street parking out front, perfect for guests or extra vehicles. Located in a pet-friendly complex, you'll enjoy the benefits of a playground and green space to the east, as well as a walking path directly behind the complex that leads to the community centre, ball diamonds, and even more green space to the north. Nearby amenities include No Frills, a doctor's office, a dentist, pizza and Chinese restaurants, Chicken on the Way, Esso, Subway, a drugstore, a liquor store,...

Primary Bedroom 11.17 Ft x 11.50 Ft

Bedroom 9.08 Ft x 9.08 Ft

Bedroom 7.75 Ft x 9.58 Ft

4pc Bathroom Measurements not available

Family room 11.92 Ft x 13.33 Ft

Storage 5.58 Ft x 8.08 Ft

Laundry room 6.75 Ft x 15.75 Ft

Other 3.33 Ft x 7.92 Ft

Kitchen 7.50 Ft x 10.17 Ft

Dining room 8.00 Ft x 10.17 Ft

Living room 10.58 Ft x 13.33 Ft

Other 4.75 Ft x 7.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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