



# 169 Templehill Drive Calgary Alberta

\$285,000

Come visit this affordable condo in the desirable neighbourhood of Temple. A great first home or as a revenue property, this unit has over 1450 sq. ft. of developed living space. There is a good sized master bedroom with a walk-in closet. Two more bedrooms & a full bath complete the upstairs. The main level has a fireplace in the living room, a great kitchen and out back there is a generous deck with a large private, fenced back yard in a pet friendly complex. Included in the yard is a storage shed. The basement is developed & has a rec room with a bar, large wall shelving unit & a half bath. As well downstairs there is a separate laundry room with storage space. The roofs and siding have recently been done in the last couple of years & the furnace was replaced in 2018. Both bathrooms have been redone & there are newer appliances as well. This well maintained complex is close to shopping, restaurants & the Village Square Leisure Centre. There are bike paths and several schools in the community, both public & separate. The community association also maintains a tennis court, an all season rink and a basketball court. Temple Days takes place each summer featuring family fun events. With easy access to Stony Trail, Temple is a conveniently located community. (id:6769)

Recreational, Games room 17.33 Ft x 16.17 Ft  
Furnace 17.33 Ft x 9.92 Ft  
2pc Bathroom 6.92 Ft x 3.92 Ft  
Other 15.50 Ft x 10.17 Ft  
Living room 13.58 Ft x 13.25 Ft

Primary Bedroom 11.92 Ft x 11.25 Ft  
Bedroom 9.17 Ft x 7.75 Ft  
Bedroom 9.25 Ft x 9.00 Ft  
4pc Bathroom 7.67 Ft x 4.92 Ft

Listing Presented By:



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MAXWELL CAPITAL REALTY

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**RE/MAX REAL ESTATE  
(CENTRAL)**

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