



## 131 Templehill Drive Calgary Alberta

\$310,000

Nestled in a quiet, family-friendly complex, this 3-bedroom townhouse backs directly onto an elementary school and beautiful green space with walking paths—perfect for families with young kids. Just a short walk away, you'll find an outdoor hockey rink, parks, and playgrounds, making outdoor fun effortless year-round. Inside, the main floor features a spacious living and dining area with patio doors that open to a sunny, private backyard. The bright galley-style kitchen offers plenty of storage and natural light. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom. The partially finished basement includes a den and bathroom, offering the perfect opportunity to create a home office, playroom, or your ideal lower-level retreat. Located minutes from McKnight Blvd, 16th Ave, and Stoney Trail, commuting is a breeze, and you're just moments from Sunridge Mall, Village Square Leisure Centre, schools, and every amenity you could need. Whether you're a first-time buyer ready to make it your own or an investor seeking a solid property in a high-demand area, this is a rare chance to add value in an unbeatable location. Don't miss out—book your private showing today! (id:6769)

4pc Bathroom 6.00 M x 7.40 M  
Bedroom 8.50 M x 14.50 M  
Bedroom 8.50 M x 10.11 M  
Primary Bedroom 10.10 M x 12.30 M  
4pc Bathroom 4.80 M x 9.30 M

Bonus Room 17.30 M x 13.10 M  
Dining room 11.10 M x 7.20 M  
Kitchen 11.10 M x 8.00 M  
Living room 17.40 M x 13.10 M

Listing Presented By:



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