



# 172 Templehill Drive Calgary Alberta

\$429,000

\*\*\*OPEN HOUSE- NOV 23 | 1 PM TO 3 PM\*\*\*Opportunity alert! This charming east-facing two-storey semi-detached home on a quiet street is a gem for first-time homebuyers and investors alike! With space for the whole family, enjoy a bright entry, huge living room, U-shaped kitchen with updated appliances, and separate dining area, plus a half bath on the main floor. Upstairs, the master bedroom boasts a walk-in closet, accompanied by two more good-sized bedrooms and a full bath. The finished basement features a spacious rec room and office space (non- egress window), adding extra living area. Recent upgrades include luxury vinyl plank flooring, vinyl windows, hot water tank, and furnace. Unwind in the low maintenance backyard with sunroom and oversize garage. Close to schools, shops, and transit - don't let it slip away! Book a showing with your realtor today. (id:6769)

Recreational, Games room 14.92 Ft x 10.92 Ft  
Office 9.25 Ft x 13.42 Ft  
Living room 15.42 Ft x 11.58 Ft  
Kitchen 9.08 Ft x 10.58 Ft  
Dining room 9.92 Ft x 8.83 Ft  
2pc Bathroom 5.08 Ft x 4.92 Ft

Sunroom 10.17 Ft x 6.33 Ft  
Primary Bedroom 13.92 Ft x 10.58 Ft  
Bedroom 9.92 Ft x 10.08 Ft  
Bedroom 9.00 Ft x 10.08 Ft  
4pc Bathroom 5.08 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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