



# 178 Templehill Drive Calgary Alberta

\$379,000

Welcome to this well-maintained two-storey half duplex offering comfort, functionality, and numerous updates throughout the years. Situated on a property with both a front yard and a fully fenced backyard, this home also features rear back alley access with gates that allow for convenient RV parking. The main floor welcomes you with beautiful real hardwood flooring and a warm, inviting wood-burning fireplace, creating the perfect atmosphere for relaxing evenings. The spacious kitchen and dining area provide plenty of room for everyday living and entertaining, while the rear patio door--complete with built-in blinds--offers easy access to the backyard. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom featuring a walk-in closet. A full bathroom serves the upper level. The partially developed basement provides additional living space with a large family room that could easily be converted into a fourth bedroom, offering flexibility for growing families or guests. This property has seen extensive updates over the years, including a new furnace and hot water tank installed in 2019 (still under warranty), newer roof, newer fencing, updated front door and rear patio doors, and many windows upgraded to triple-pane for improved energy efficiency. With great outdoor space, RV parking potential, and thoughtful upgrades throughout, this home offers excellent value and versatility for homeowners or investors alike. (id:6769)

Family room 18.17 Ft x 12.92 Ft  
 Storage 6.67 Ft x 4.75 Ft  
 Laundry room 11.17 Ft x 5.50 Ft  
 Furnace 13.08 Ft x 11.25 Ft  
 Dining room 15.00 Ft x 15.00 Ft  
 Kitchen 10.67 Ft x 10.25 Ft  
 Dining room 10.25 Ft x 9.00 Ft

Foyer 8.08 Ft x 3.92 Ft  
 2pc Bathroom 5.00 Ft x 4.42 Ft  
 Primary Bedroom 13.92 Ft x 10.25 Ft  
 Other 7.08 Ft x 4.92 Ft  
 4pc Bathroom 8.08 Ft x 4.92 Ft  
 Bedroom 11.00 Ft x 8.42 Ft  
 Bedroom 10.42 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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