



199 Templehill Drive Calgary Alberta

\$349,900

This beautifully renovated condo that offers a perfect blend of comfort and convenience, in the heart of Temple is a must-see! With new flooring, modern doors, and a fresh coat of paint, this home exudes a contemporary charm that's ready to welcome you. Featuring a cozy fireplace, spacious walk-in closet, three upstairs bedrooms, and a bright, comfortable living room - there's plenty of room for your family to grow and thrive. The partially developed basement offers additional space, perfect for a home gym, office, or recreation room. Another one of the standout features of this property is the massive backyard; one of the largest in the entire complex, providing ample space for outdoor entertaining or gardening. As an added bonus, the current condo maintenance fee includes lawn mowing (front and BACK!) throughout the summer, so you can enjoy your beautiful backyard without the hassle of upkeep. The condo board has recently hired a construction company to replace all the fences, ensuring your privacy and security, and enhancing the overall look of the community. The exterior is in excellent condition, with the siding and roof replaced just a few years ago, and the parking lot repaved shortly before that. You'll appreciate the peace of mind knowing that the windows and doors, covered by the condo fees, are less than 15 years old. Parking is a breeze with assigned stalls located directly behind the unit. There is adjacent rental options, visitor spaces equipped with electrical outlets, and plenty of street parking available. Families will love the proximity to excellent schools, green spaces, and bike paths, while professionals will appreciate the easy access to public transportation—a quick 10-minute bus ride takes you to Whitehorn C-Train station, making downtown commutes a breeze. Stoney Trail is just minutes away, providing quick access to all parts of the city...

Family room 12.50 Ft x 16.17 Ft

Laundry room 15.25 Ft x 17.00 Ft

Other 3.33 Ft x 3.58 Ft

Kitchen 8.00 Ft x 10.17 Ft

Dining room 7.25 Ft x 10.17 Ft

Living room 9.00 Ft x 13.58 Ft

Other 4.58 Ft x 7.25 Ft

Primary Bedroom 11.25 Ft x 11.50 Ft

Bedroom 9.00 Ft x 9.08 Ft

Bedroom 7.75 Ft x 9.58 Ft

4pc Bathroom 4.92 Ft x 7.75 Ft

Listing Presented By:



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