

# \$299,900 - 185 Templehill Drive Ne, Calgary

MLS® #A2236448

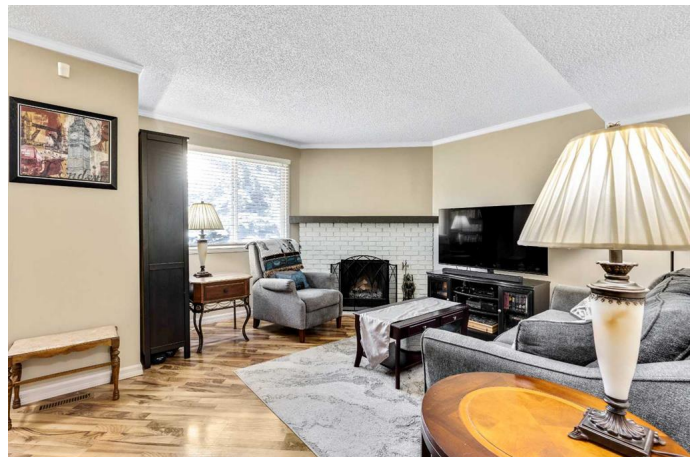
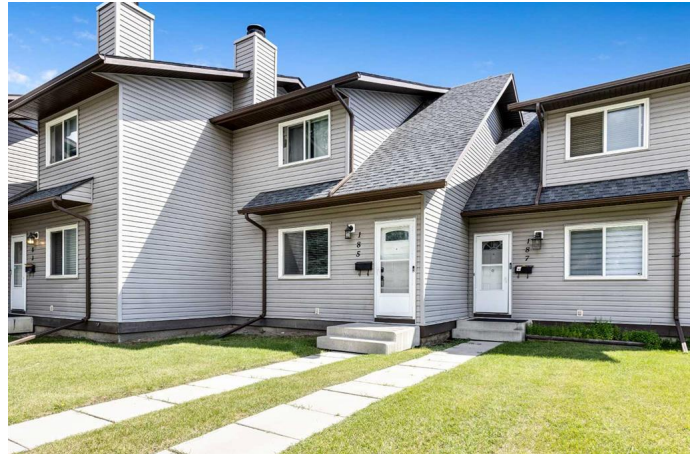
**\$299,900**

3 Bedroom, 1.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

This stylish and well-maintained home is fully move-in ready, showcasing a long list of recent upgrades designed for modern living. Step inside to a bright and welcoming main floor featuring a spacious living room centered around a classic wood-burning fireplace – the perfect spot to unwind or entertain. The kitchen has been tastefully renovated with brand-new stainless steel appliances, contemporary cabinetry, sleek countertops, and a subway tile backsplash that adds a touch of modern charm. A thoughtfully designed rear entry includes mirrored closet doors, offering both function and style. Upstairs, the expansive primary bedroom includes a walk-in closet and access to a fully renovated 4-piece bathroom. Two additional bedrooms provide ample space for family, guests, or a home office. The upper level and staircase feature attractive laminate flooring, creating a cohesive and low-maintenance living space throughout. The partially finished basement offers plenty of potential for future development and awaits your personal touch. Notable recent improvements include newer windows and siding, a newer roof and hot water tank, new interior doors, updated lighting fixtures, and modern Decora switches throughout. Additional highlights include a brand-new high-efficiency furnace and new fencing, offering added value and peace of mind. Enjoy the fully fenced backyard, ideal for outdoor relaxation or play. Convenient parking is available at the rear of the unit, with the



added bonus of street parking right out front. Condo fees include both front and backyard lawn maintenance as well as snow removal, making year-round exterior upkeep simple and stress-free. Don't miss this fantastic opportunity to own a thoughtfully updated home that combines comfort, style, and practicality – all in a great location.

Built in 1978

**Essential Information**

MLS® #	A2236448
Price	\$299,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,063
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	185 Templehill Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5K6

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Off Street, Stall

**Interior**

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	5
Zoning	M-CG d44

## Listing Details

Listing Office	RE/MAX First
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