

# \$429,000 - 172 Templehill Drive Ne, Calgary

MLS® #A2270725

**\$429,000**

3 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

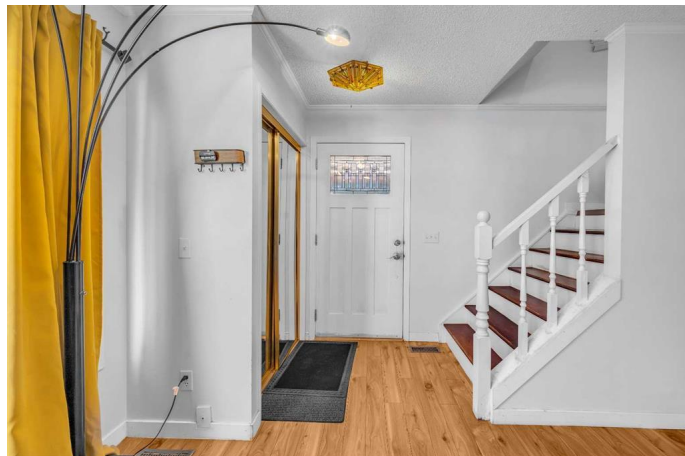
**\*\*\*OPEN HOUSE- NOV 16 | 1 PM TO 3**

**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.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2270725  |
| Price          | \$429,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,156     |



|            |                        |
|------------|------------------------|
| Acres      | 0.06                   |
| Year Built | 1978                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 172 Templehill Drive Ne |
| Subdivision | Temple                  |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T1Y4M2                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Vinyl Windows                                          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full                                                   |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Lane, Back Yard           |
| Roof              | Asphalt Shingle                |
| Construction      | Stucco, Wood Siding            |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 6                   |
| Zoning         | R-CG                |

Listing Details

Listing Office                    eXp Realty

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