

140 Templehill Drive NE  
Calgary, Alberta

MLS # A2218870



**\$439,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Attached-Side by Side		
<b>Size:</b>	829 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** N/A

MOVE-IN READY 3 level split home in a convenient ,family friendly neighbourhood of TEMPLE. Super clean 4bedroom home with loads of nice features ,good quality flooring on all levels, HUGE living room and UPDATED kitchen with QUARTZ countertops, stainless steel appliances and updated bathrooms...ROOF, WINDOWS, FENCE and interior doors, lighting fixtures and trim are all done year 2021...Upstairs you will find 2 good size bedrooms & full bath bathroom. The lower level is a walkout to ground level, fully developed, with 2 beds and full bath. Close to schools, parks, playgrounds, transit access, and shopping centres. Book your showing now!