# \$675,000 - 31 Templehill Crescent Ne, Calgary

MLS® #A2204926

#### \$675,000

5 Bedroom, 3.00 Bathroom, 1,150 sqft Residential on 0.12 Acres

Temple, Calgary, Alberta

Welcome to 31 Templehill Crescent, a beautifully maintained bilevel home offering a perfect blend of charm and modern updates. Featuring 5 bedrooms, 2.5 bathrooms, and a LEGAL basement suite with a separate entry, this home is an excellent opportunity for families or investors alike. Recent upgrades include NEW WINDOWS (2022), NEW SHINGLES (2016), renovated bathrooms (2020), & granite countertops (2020), ensuring peace of mind for years to come. The main level boasts a bright and spacious living area, a functional kitchen, and a primary bedroom with a private 2-piece ensuite. Outside, enjoy a large front yard and a generous backyard, complete with a oversized double garage for ample parking and storage. The location is unbeatableâ€"just a short walk to an elementary school, bus stop, and shopping plaza. Don't miss out on this fantastic home in a prime location. Schedule your showing today!

Built in 1978

#### **Essential Information**

MLS® # A2204926 Price \$675,000

Bedrooms 5

Bathrooms 3.00

Full Baths 2 Half Baths 1







Square Footage 1,150 Acres 0.12 Year Built 1978

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 31 Templehill Crescent Ne

Subdivision Temple
City Calgary
County Calgary
Province Alberta
Postal Code T1Y 4C6

### **Amenities**

Parking Spaces 5

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home, Separate

Entrance, Vinyl Windows

Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer

Heating Central
Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed March 26th, 2025

Days on Market 5

Zoning R-CG

# **Listing Details**

Listing Office URBAN-REALTY.ca

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