

# \$349,900 - 61, 12 Templewood Drive Ne, Calgary

MLS® #A2260345

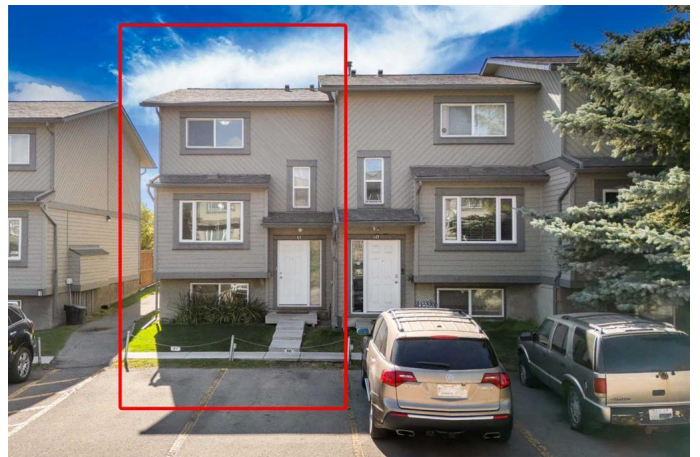
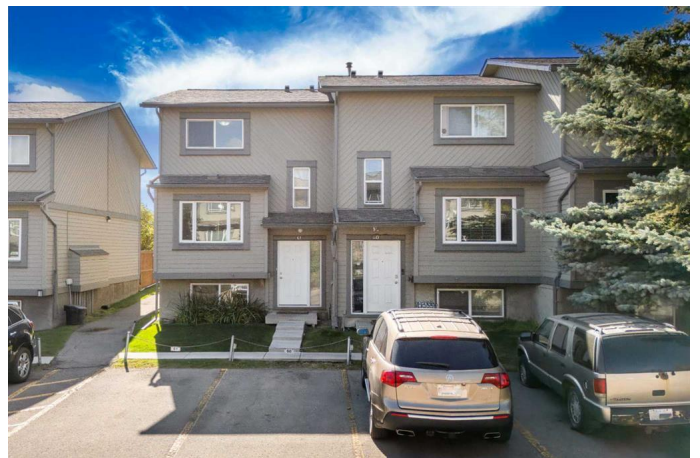
**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,153 sqft

Residential on 0.00 Acres

Temple, Calgary, Alberta

LOCATION, CONVENIENCE, AFFORDABLE, FAMILY FRIENDLY NEIGHBOURHOOD; a blend of all you are looking for. Welcome to this stunning 3 bedroom townhouse nestled on a quiet street! This property boasts numerous upgrades - LVP flooring on main floor, updated carpet, quartz countertops throughout, updated bathrooms, maintenance free private backyard, and much more. The townhouse has one assigned parking stall right in the front of the house. The kitchen is a culinary delight, featuring, quartz countertops, ample cabinet space and a generously sized countertop, all of which make mealtime a breeze. On main floor, laminate flooring flows throughout the living room, dining area, and kitchen; creating a seamless transition between spaces. Tiled Powder room completes the main floor. Upstairs has primary bedroom along with two additional bedrooms. The main bathroom has tiled flooring which completes the upstairs floor. Laundry with sink is in the basement. The basement is developed with a spacious rec/game room and offers plenty of storage. The property offers a private fenced backyard. Imagine hosting summer barbecues and outdoor gatherings under the warm sun or starry night sky. Temple is a vibrant community which offers schools, parks, transit, community centre, shopping and lots of restaurants. Using McKnight Boulevard it is easy to get onto Stoney Trail, 36 Street or Deerfoot Trail. Community has both public and Catholic schools. Don't miss out on this



incredible opportunity to own a piece of paradise! Call your favourite Realtor to book a showing today!

Built in 1978

### Essential Information

MLS® #	A2260345
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,153
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	61, 12 Templewood Drive Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 4R7

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Ceiling Fan(s), Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 26th, 2025
Days on Market	2
Zoning	M-C1 d100

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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