

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

MLS® #A2204926

**\$675,000**

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

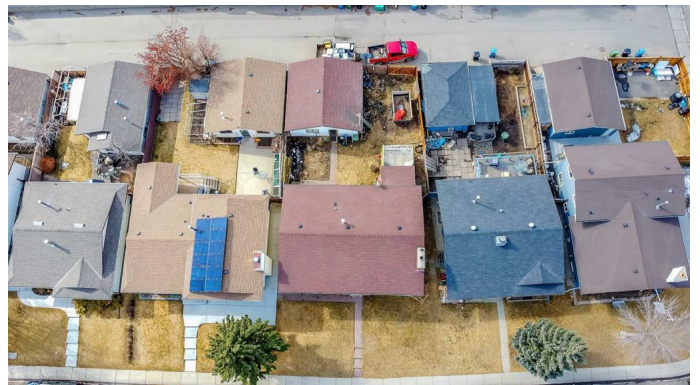
Temple, Calgary, Alberta

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 unbeatable—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 8

Zoning R-CG

## **Listing Details**

Listing Office URBAN-REALTY.ca

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