

12 Templewood Drive NE # 8 Calgary, AB T1Y 4R7**Residential  
Incomplete  
Banner:****A2230662****DOM:** 0  
**CDOM:****LP:** \$389,000.00  
**OP:****Fully Renovated & Affordable | Stylish Townhome in NE Calgary****Class:** Row/Townhouse  
**County:** Calgary  
**Type:** Five Plus  
**Levels:** Two  
**Year Built:** 1978  
**LINC#:** [0012193983](#)  
**Arch Style:** 2 Storey  
**Possession:** Negotiable  
**Lot Dim:**  
**Front Length:**  
**Legal Desc:** 7811610;8  
**Legal Pln:** 7811610 **Blk:****City:** Calgary  
**Subdivision:** Temple  
**Ttl Beds:** 3  
**F/H Bth:** 2/1  
**RMS SQFT:** 1,129.00  
**LP/SF:** \$344.55  
**Suite:** No**Lot Size:** SF| SM  
**Lot Depth:** M '  
**Lot:** **Condo:** Yes**Zoning:** M-C1 d100  
**Title to Lnd:** Fee Simple  
**Disclosures:** No Disclosure  
**Restrict:** Pet Restrictions or Board approval Required  
**Tax Amt/Yr:** \$2,197.00/2025  
**Loc Imp Amt:**  
**Front Exp:** N

**Public Remarks:** Finding something affordable that doesn't need a total overhaul? Well, that's rare. But this one? Fully renovated, move-in ready, and perfect whether you're buying your first home or adding to your portfolio. This townhome punches way above its price point. You've got nearly 1,700 square feet of stylish, practical living space in a clean, well-managed complex - with your own private backyard and parking right out front. The living room is bright, airy, and fresh, thanks to big windows and a full renovation that actually makes you want to stay home. Into the kitchen - quartz counters, stainless steel appliances, tons of cabinet space - this isn't your typical budget kitchen. It feels modern, it's functional, and it flows right into a proper dining space with room for everyone. Plus a sleek half-bath right on the main floor. Handy and updated. Upstairs you'll find three great-sized bedrooms, no tiny closets or awkward layouts here. And the full bathroom? Clean, updated, and ready for day one. Downstairs, the fully developed basement gives you options to set up a rec room, gym, office, or easily create a 4th bedroom with the 4-piece bathroom already in place. Laundry and extra storage are tucked neatly in too. And yes, there's a private fenced yard. Perfect for pets, summer hangouts, or just enjoying a little space of your own. And with air conditioning and upgraded heating for better air quality, this home's been designed for comfort year-round. This is one of those rare finds that actually delivers. Updated, functional, affordable, and in a location close to schools, shopping, playgrounds, and transit. So if you're tired of seeing listings that disappoint in person, come check this one out. You won't be disappointed.

**Directions:****Rooms & Measurements**

	1P	2P	3P	4P	5P	6P						
<b>Baths:</b>	0	1	0	2	0	0	<b>Bed Abv:</b> 3	<b>Main:</b> 52.49	<b>Mtr2</b>	565.00	<b>SqFt</b>	
<b>EnSt Bth:</b>	0	0	0	0	0	0	<b>Rms Abv:</b> 7	<b>Upper:</b> 52.40	<b>Mtr2</b>	564.00	<b>SqFt</b>	
								<b>Blw Grade:</b> 49.98	<b>Mtr2</b>	538.00	<b>SqFt</b>	
								<b>Total AG:</b> 104.89	<b>Mtr2</b>	1,129.00	<b>SqFt</b>	

**Property Information**

<b>Basement:</b>	Finished, Full	<b>Laundry Ft:</b>	In Unit, Laundry Room, Sink
<b>Heating:</b>	Forced Air, Natural Gas	<b>Cooling:</b>	Central Air
<b>Construction:</b>	Wood Frame	<b>Fireplaces:</b>	0
<b>Foundation:</b>	Poured Concrete	<b>Flooring:</b>	Carpet, Hardwood
<b>Exterior Feat:</b>	Lighting, Private Entrance	<b>Fencing:</b>	Fenced
<b>Roof Type:</b>	Shingle	<b>Balcony:</b>	Deck
<b>Reports:</b>	RMS Supplements		
<b>Parking:</b>	Stall <b>Total:</b> 1		
<b>Features:</b>	Built-in Features, Chandelier, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
<b>Comm Feature:</b>	Park, Playground, Schools Nearby, Shopping Nearby, Street Lights		
<b>Lot Features:</b>	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape		
<b>Goods Include:</b>	Shed, Utility Sink		
<b>Appliances:</b>	Central Air Conditioner, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Humidifier, Microwave Hood Fan, Window Coverings		
<b>Other Equip:</b>	None		
<b>Goods Exclude:</b>	N/A		

**Condo Information**


<b>Condo Name:</b>	Z-name Not Listed	<b>Condo Fee:</b>	\$443.00/Monthly
<b>Condo Type:</b>	Conventional Condo	<b>HOA:</b>	
<b>Mgmt Co/Ph:</b>	Renaissance Management Corp/4032396390	<b>Floor #:</b>	1
<b>Prk Plan Type:</b>	Assigned	<b># Elevators:</b>	
<b>Legal Desc:</b>	7811610/7811610	<b>Total Floors:</b>	
<b>Legal Park:</b>		<b>Common Walls:</b>	2+ Common Walls
<b>Legal Stor:</b>		<b>Unit Exposure:</b>	N
<b># of Units:</b>		<b>Unit Factor:</b>	150
<b>Fee Includes:</b>	Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water		
<b>Reg Size Incl:</b>	Interior Above Grade, Wall Thickness		
<b>Assoc Amen:</b>	None		
<b>Pets Allowed:</b>	Restrictions, Cats OK, Dogs OK, Yes		
		<b>Prk Unit Factor:</b>	
		<b>Floor Location:</b>	

**Rooms Information**

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	4'0" x 6'1"	Kitchen	Main	10'8" x 13'6"
Pantry	Main	4'2" x 1'9"	Dining Room	Main	14'9" x 13'6"
Living Room	Main	10'3" x 10'0"	Game Room	BSMT	16'4" x 20'6"

Furnace/Utility Room	BSMT	8`2" x 11`6"	2.49M x 3.51M	Storage	BSMT	2`10" x 2`11"	0.86M x 0.89M
Bedroom - Primary	Upper	8`1" x 13`4"	2.46M x 4.06M	Bedroom	Upper	13`3" x 8`1"	4.04M x 2.46M
Bedroom	Upper	11`6" x 8`6"	3.51M x 2.59M	2pc Bathroom	Main	3`1" x 7`11"	0.94M x 2.41M
4pc Bathroom	Upper	4`11" x 7`10"	1.50M x 2.39M	4pc Bathroom	BSMT	6`11" x 7`10"	2.11M x 2.39M

#### Agent & Office Information

<b>List Agent:</b>	<a href="#">Mike Abou Daher</a>  team@mikeaboudaher.com	<b>Phone:</b>	<a href="tel:403-809-9386">403-809-9386</a>
<b>List Firm:</b>	<a href="#">Real Broker</a>	<b>Phone:</b>	<a href="tel:855-623-6900">855-623-6900</a>
<b>Firm Address:</b>	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7		
<b>Appt:</b>	ShowingTime		
<b>Showing Contact:</b>	Mike Abou Daher 403-809-9386		
<b>Comm:</b>	3.5% on the first 100k, 1.5% on the balance		
<b>LB Type/Info:</b>	SentriLock/front door		
<b>Owner Name:</b>	Private	<b>Ownership:</b>	Private
<b>Occupancy:</b>	Owner	<b>Exclusion:</b>	No
<b>Member Rmks:</b>	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com.		

**List Date:** 06/12/2025

**Expiry Dt:** 10/11/2025

**With Dt:**

**Dower Rt:**

**SRR:** No

**Printed Date:** 06/12/2025 3:13:35 PM

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).