



\$ 459,900.00

## 1 422 9 AVENUE NE CALGARY

<https://paulbrinton.com>

If you've been looking for THE ONE, look no further! Perfectly situated in the highly sought after community of Renfrew, this elegant home has a plethora of great features throughout. Stunning brick surround greets you as you approach your private SOUTH facing front yard with large mature trees. Beautiful archways...

- 2 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1160181

**Type:** Row/Townhouse

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Year built:** 2005

**Parking:** Single Garage Detached

**Post Updated:** 2021-11-30 18:16:19

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/08/21

**Two Piece Bath:** 1

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Parking, Snow Removal, Visitor Parking

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 1

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Fireplace Features:** Gas, Three-Sided

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting

**Heating Type:** Forced Air



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room, Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 1

**Suite:** No

**Appliances:** Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings

**Subdivision Name:** Renfrew

**Restrictions:** Board Approval, Pet Restrictions or Board approval Required

**Levels:** Two

**Zoning:** M-CG d72

**List Price Square Foot:** \$ 394.43

**Photo Count:** 36

**Unit Exposure:** S

**Construction Materials:** Brick, Stucco, Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 1166.00

**Structure Type:** Four Plex

