



\$ 248,900.00

104 1119 78 AVENUE NW CALGARY

<https://paulbrinton.com>

Seller prefers to sell both unit 204 and 104 together for \$448800 (Unit 204 for \$199900, Unit 104 for \$248900) including 11 bedrooms 3 (1 of 3 is illegal) suites (basement suite of 104 is an illegal suite, bedroom windows size doesn't comply with egress). Please checkout pictures...

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

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BASIC FACTS

Style: Bungalow

MLS ® #: A1120120

Type: Row/Townhouse

Bedrooms: 7

Status: Active

Year built: 1975

Parking: Assigned, Stall

Post Updated: 2021-12-01 19:15:13

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 10/13/21

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

PROPERTY FEATURES

Total Parking: 1

Association Amenities:

Park, Parking, Playground, Pool

Fireplace Features: None

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

Fencing: None

District: CAL Zone N

Interior Features: No Animal Home, No
Smoking Home

Roof Type: Asphalt Shingle

Flooring: Laminate, Tile

Water Source: Public

Utilities: Cable Connected, Electricity
Connected, Natural Gas Connected, Phone
Connected, Sewer Connected, Water
Connected

Exterior Features: Private Entrance

Electric: 100 Amp Service

Cooling: None

Lot Features: Back Lane, Backs on to
Park/Green Space, City Lot, Corner Lot, Low
Maintenance Landscape, Irregular Lot

Heating Type: Forced Air, Natural Gas



Sewer Septic: Public Sewer

PROPERTY INFORMATION

Basement: Finished, Separate/Exterior Entry **Levels:** One
, Suite, Walk-Out

Laundry features: In Unit

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Unit Number: 104

Suite: Suite - Illegal

Frontage Metres: 24.23M 79`6"

Living Area SF: 1006.00

Structure Type: Five Plus

Restrictions: None Known

Zoning: M-C1

List Price Square Foot: \$ 247.42

Photo Count: 22

Unit Exposure: S

Construction Materials:

Concrete,Stucco,Wood Frame,Wood Siding

Foundation: Poured Concrete

Appliances: Dishwasher,Electric
Stove,Range

Hood,Refrigerator,Washer,Window Coverings

Subdivision Name: Huntington Hills

Lot Size Acres: 0.00

