



\$ 369,000.00

1111 40 STREET SE CALGARY

<https://paulbrinton.com>

*****Investor Alert***** NEWLY RENOVATED, LEGAL AND REGISTERED SECONDARY SUITE and a brand NEW water tank are just two of the many features of this great property. Oversized, insulated, double garage could bring extra revenue while the double parking pad provides plenty of parking for tenants or resident. Sunny, west-facing backyard...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1161314

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-23 17:34:17

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/20/21

Lot size: 6168 sq ft

Year built: 1959

Parking: Double Garage Detached, Parking Pad

PROPERTY FEATURES

Garage YN: Yes

Flooring: Ceramic Tile,Vinyl

Exterior Features: Other

District: CAL Zone E

Inclusions: garden shed, additional fridge

Lot Features: Back Lane,Back Yard,City Lot,Front Yard,Level,Street Lighting,Rectangular Lot

Heating Type: Forced Air,Natural Gas

Total Parking: 4

Community Features: None

Fencing: Fenced

Cooling: None

Interior Features: See Remarks

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Full, Suite

Laundry features: In Basement

Levels: One

Zoning: R-C2



Transaction Type: For Sale

Photo Count: 47

Unit Exposure: E

Suite: Suite - Legal

Frontage Metres: 14.90M 48` 11"

Living Area SF: 962.00

Structure Type: House

Restrictions: None Known

List Price Square Foot: \$ 383.58

Rooms Above Grade: 6

Construction Materials:

Mixed,Stucco,Wood Frame,Wood Siding

Foundation: Poured Concrete

Appliances: Dryer,Electric Range,Gas Stove,Refrigerator,Washer,Window Coverings

Subdivision Name: Forest Lawn

Lot Size Acres: 0.14

