



\$ 734,900.00

116 44 AVENUE NE CALGARY

<https://paulbrinton.com>

Some infills are built. Others are crafted. Over 2600 sq/ft of luxury living space assembled with pride, integrity, and skilled craftsmanship. This luxurious home boasts 4 bedrooms and an open floor plan. There is a huge quartz island that is wired with USB ports and plug ins. The home has...

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1067146

Type: Semi Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-16 23:59:07

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 11/16/21

Two Piece Bath: 1

Lot size: 3250 sq ft

Year built: 2018

Parking: Alley Access, Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Circulating, Gas, Living Room

Exterior Features: Lighting, Playground, Private Entrance

District: CAL Zone CC

Interior Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Wet Bar, Wired for Data, Wired for Sound

Total Parking: 3

Flooring: Carpet, Ceramic Tile, Hardwood, Marble

Community Features: Park, Schools Nearby, Playground, Shopping Nearby

Fencing: Fenced

Cooling: ENERGY STAR Qualified Equipment

Lot Features: Backs on to Park/Green Space, No Neighbours Behind, Views



Roof Type: Asphalt Shingle

Heating Type: ENERGY STAR Qualified
Equipment,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room

Transaction Type: For Sale

Photo Count: 28

Unit Exposure: SE

Suite: No

Frontage Metres: 7.6M 24` 11"

Living Area SF: 1837.00

Structure Type: Duplex

Outbuildings: None

Levels: Two

Zoning: Cal Zone CC

List Price Square Foot: \$ 400.05

Rooms Above Grade: 6

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Built-In Gas Range,Double
Oven,ENERGY STAR Qualified
Appliances,Garage Control(s),Gas
Cooktop,Microwave,Refrigerator

Subdivision Name: Highland Park

Lot Size Acres: 0.07

Restrictions: None Known

