



\$ 864,500.00

## 1207 KINGSTON STREET NW CALGARY

<https://paulbrinton.com>

Location, Location, Location! Just minutes from the University of Calgary and Foothills Hospital, this home is nestled in the beautiful neighbourhood of St. Andrew's Heights on a large corner lot. With 4 bedrooms, a fully finished basement with plenty of storage, and tons of room to entertain, with a little updating...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1140823

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-04 20:18:31

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 09/10/21

**Lot size:** 6469 sq ft

**Year built:** 1953

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Other

**District:** CAL Zone CC

**Interior Features:** See Remarks,Storage

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Linoleum

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

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Back Lane,Corner  
Lot,Landscaped,See Remarks

**Heating Type:** Forced Air,Wood

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** One

**Zoning:** R-C1

**List Price Square Foot:** \$ 589.52



**Photo Count:** 36

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

**Foundation:** Poured Concrete

**Appliances:** Microwave,Refrigerator,See  
Remarks,Stove(s),Window Coverings

**Subdivision Name:** St Andrews Heights

**Lot Size Acres:** 0.15

**Rooms Above Grade:** 7

**Suite:** No

**Frontage Metres:** 28.96M 95`0"

**Living Area SF:** 1483.40

**Structure Type:** House

**Restrictions:** None Known

