



\$ 2,050,000.00

1333 MONTREAL AVENUE SW CALGARY

<https://paulbrinton.com>

Nestled into a quiet tree-lined street in the heart of Mount Royal, this gorgeous modern home offers an open floor plan with beautiful hardwood floors, soaring ceilings, and floor-to-ceiling windows and skylights filling the home with bright natural light. The main living room offers two-storey ceilings and a wood-burning fireplace...

- 3 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1123783

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-25 11:14:14

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 07/06/21

Two Piece Bath: 1

Lot size: 4865 sq ft

Year built: 1989

Parking: Double Garage Attached, Driveway, Heated Driveway, Heated Garage, Insulated, Oversized, Tandem

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Wood Burning

Exterior Features: Private Yard

District: CAL Zone CC

Total Parking: 3

Flooring: Carpet,Ceramic Tile,Hardwood

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

Fencing: Fenced

Cooling: Central Air



Inclusions: Alarm, TV Mounts attached to walls

Lot Features: Back Lane, Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Treed

Heating Type: High Efficiency, In Floor, Forced Air, Natural Gas

Interior Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters

Roof Type: See Remarks

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room, Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 9

Construction Materials: Stucco, Wood Frame

Foundation: Poured Concrete

Appliances: Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Subdivision Name: Upper Mount Royal

Lot Size Acres: 0.11

Levels: Two

Zoning: R-C1

List Price Square Foot: \$ 914.26

Photo Count: 35

Unit Exposure: N

Suite: No

Frontage Metres: 15.20M 49`10"

Living Area SF: 2461.00

Structure Type: House

