



\$ 970,000.00

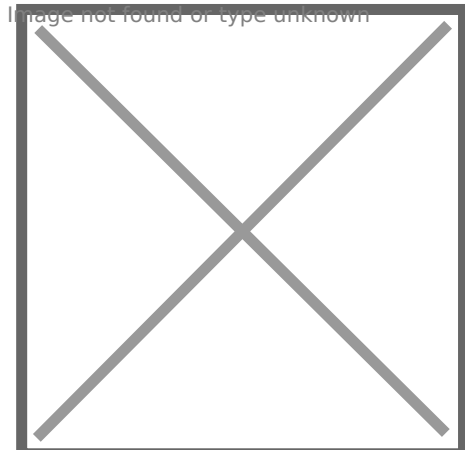
1404 KERWOOD CRESCENT SW CALGARY

<https://paulbrinton.com>

Investor and/or savvy Buyer alert! ENORMOUS LOT + plus beautiful home = OPPORTUNITY! Live in this beautiful bi-level home with beautiful upper master bedroom addition AND/OR develop this 12,324.68 sq.ft lot! Potential opportunities: 1) Enjoy this fabulous 4 bdrm. home w. superior custom-built master retreat, dream walk-in closet, intimate balcony...

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

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BASIC FACTS

Style: Bi-Level	Post Updated: 2021-11-30 17:05:15
MLS ® #: A1164298	Bathrooms: 3
Type: Detached	Bedrooms Above Grade: 2
Bedrooms: 4	Date added: 11/28/21
Status: Active	Lot size: 12325 sq ft
Area: 0.00 sq ft	Year built: 1967
County Or Parish: Calgary	Parking: Double Garage Attached, Driveway, Heated Garage, Insulated
CONDO TYPE: Not a Condo	

PROPERTY FEATURES

Garage YN: Yes	Total Parking: 6
Fireplace: 2	Flooring: Carpet,Ceramic Tile,Hardwood
Fireplace Features: Basement,Gas,Glass Doors,Living Room,Wood Burning	Community Features: Park,Schools Nearby,Playground,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby
Exterior Features: Lighting,Private Yard	Fencing: Fenced
District: CAL Zone S	Cooling: None
Inclusions: N/A	Interior Features: Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Jetted Tub,Laminate Counters,No Smoking Home,See Remarks,Storage,Track Lighting,Walk-In Closet(s),Wired for Sound
Lot Features: Back Yard,Corner Lot,Front Yard,Street Lighting,Rectangular Lot	Roof Type: Asphalt Shingle



Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room

Transaction Type: For Sale

List Price Square Foot: \$ 579.10

Photo Count: 31

Construction Materials: Stucco,Vinyl
Siding,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Garburator,Gas
Stove,Microwave Hood Fan,Refrigerator

Subdivision Name: Kelvin Grove

Lot Size Acres: 0.28

Levels: Bi-Level

Zoning: R-C1

Lot Dim Info: Approximately 24 m x 47.5 m
(78.74 sq.ft x 155.84 sq.ft).

Title Land: Fee Simple

Rooms Above Grade: 6

Suite: No

Frontage Metres: 24.00M 78`9"

Living Area SF: 1675.00

Structure Type: House

Restrictions: None Known

