



\$ 850,000.00

## 1412 COLLEEN AVENUE SW CALGARY

<https://paulbrinton.com>

LOCATION! LOCATION! LOCATION! A RARE OPPORTUNITY to live in a custom layout four bedroom house in CHINOOK PARK, one of Calgary's friendliest neighbourhoods. PREMIUM LOCATION on an oversized lot, your new home is located steps from the well-used park that hosts many impromptu gatherings of neighbours. This is the chance...

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

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## BASIC FACTS

**Style:** 3 Level Split

**MLS ® #:** A1160387

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-08 17:06:05

**Bathrooms:** 3

**Bedrooms Above Grade:** 4

**Date added:** 11/08/21

**Two Piece Bath:** 1

**Lot size:** 7320 sq ft

**Year built:** 1963

**Parking:** Double Garage Attached, Heated Garage, Insulated, Oversized, Workshop in Garage

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Family Room, Mantle, Masonry, Wood Burning

**Exterior Features:** Private Yard

**District:** CAL Zone S

**Inclusions:** Playstructure

**Lot Features:** Back Lane, Many Trees, Private, Rectangular Lot

**Heating Type:** Electric, Forced Air, Natural Gas, Zoned

**Total Parking:** 4

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Community Features:** Park, Schools Nearby, Playground, Pool

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Breakfast Bar, Central Vacuum, Skylight(s)

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Crawl Space, Full

**Laundry features:** Gas Dryer Hookup,  
Laundry Room, Lower Level

**Transaction Type:** For Sale

**Photo Count:** 24

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 18.59M 61`0"

**Living Area SF:** 2417.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** 3 Level Split

**Zoning:** R-C1

**List Price Square Foot:** \$ 351.68

**Rooms Above Grade:** 7

**Construction Materials:** Brick,Metal Siding  
,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Garage Control(s),Gas  
Dryer,Microwave,Washer,Window Coverings

**Subdivision Name:** Chinook Park

**Lot Size Acres:** 0.17

