



\$ 759,900.00

## 1423 28 STREET SW CALGARY

<https://paulbrinton.com>

\*Visit Multimedia Link for 360° VT & Floorplans!\* 2-storey DETACHED home on DEEP 150' WEST LOT in the beautiful community of Shaganappi! Perfect for those looking to spread out but don't want to give up the convenience of inner-city living, this home is ready for a new family to love....

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1156252

**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:** 2021-11-23 18:23:17

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/10/21

**Two Piece Bath:** 1

**Lot size:** 3767 sq ft

**Year built:** 2001

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:** Built-in Barbecue

**District:** CAL Zone CC

**Inclusions:** Soft Water Machine (as-is), Hot Tub (as is), BBQ, Downstairs Fridge & Freezer

**Lot Features:** Low Maintenance Landscape,Landscaped,Rectangular Lot

**Total Parking:** 2

**Flooring:** Cork,Hardwood,Tile

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

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Pantry,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)

**Roof Type:** Asphalt Shingle



**Heating Type:** In Floor, Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Laundry Room, Upper Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 349.96

**Photo Count:** 50

**Rooms Above Grade:** 7

**Construction Materials:**

Stone, Stucco, Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 7.62M 25`0"

**Appliances:** Dishwasher, Dryer, Gas

Stove, Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

**Living Area SF:** 2214.54

**Subdivision Name:** Shaganappi

**Structure Type:** House

**Lot Size Acres:** 0.09

**Restrictions:** None Known

