



\$ 949,900.00

1424 KLONDIKE AVENUE SW CALGARY

<https://paulbrinton.com>

Immaculate, fully finished and upgraded Bungalow on lovely treed street in sought after Kelvin Grove. Located on huge, nearly 1/3 acre Lot, offering the feel of Country living but with the convenience of City amenities. Spacious open plan in the formal Living & Dining area with hardwood flooring and double...

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

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BASIC FACTS

Style: Bungalow

MLS ® #: A1153609

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-10 18:05:13

Bathrooms: 3

Bedrooms Above Grade: 3

Date added: 10/10/21

Lot size: 13530 sq ft

Year built: 1964

Parking: Double Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Gas, Living Room, Recreation Room, See Remarks, Wood Burning

Exterior Features: Garden

District: CAL Zone S

Inclusions: Fridge Built into Kitchen Cabinets, Two Dishwashers, Ping Pong Table, Counters, Kitchen Island, No Animal Home, No Pool Table

Lot Features: Corner Lot, Cul-De-Sac, Lawn, Irregular Lot, Landscaped, Treed

Heating Type: Forced Air, Natural Gas

Total Parking: 4

Flooring: Carpet, Ceramic Tile, Hardwood, Laminate

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

Fencing: None

Cooling: None

Interior Features: Built-in Features, Granite Tub, Walk-In Closet(s)

Roof Type: Asphalt Shingle



PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Built-In Oven, Convection Oven, Dishwasher, Dryer, Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator

Subdivision Name: Kelvin Grove

Lot Size Acres: 0.31

Levels: One

Zoning: R-C1

List Price Square Foot: \$ 469.96

Photo Count: 26

Unit Exposure: S

Suite: No

Frontage Metres: 37.34M 122`6"

Living Area SF: 2117.00

Structure Type: House

Restrictions: None Known

