



\$ 569,900.00

## 1437 39 STREET SW CALGARY

<https://paulbrinton.com>

Reduced by \$10,000. Best Value In The Area. A PERFECT FAMILY home located at the end of a quiet street adjacent to a park and school in the spirited community of Rosscarrock. This two storey home comes with a fully finished basement and over 2500 sq ft of developed living...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1158784

**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:** 2021-12-01 18:33:16

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

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

**Two Piece Bath:** 1

**Lot size:** 3046 sq ft

**Year built:** 2004

**Parking:** Double Garage Detached, Heated Garage

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Private Yard

**District:** CAL Zone W

**Inclusions:** Exterior Shed

**Lot Features:** Back Lane, Landscaped, Rectangular Lot

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

**Total Parking:** 4

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

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

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

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

**Zoning:** R-CG

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 340.04

**Title Land:** Fee Simple

**Photo Count:** 47

**Rooms Above Grade:** 8

**Construction Materials:** Stucco, Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

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

**Appliances:** Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer

**Living Area SF:** 1705.37

**Subdivision Name:** Rosscarrock

**Structure Type:** House

**Lot Size Acres:** 0.07

**Restrictions:** None Known

