

$ 689,000.00

1437 40 STREET SW CALGARY

https://paulbrinton.com

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

A GREAT HOUSE! Superior layout and upgrades from top to bottom make this an exceptional home. Over 2415 square feet developed. Sophisticated and modern with a beautiful open plan that feels very different than the typical attached infills. Living room with gas fireplace (power/cable above) and large west windows overlooking...

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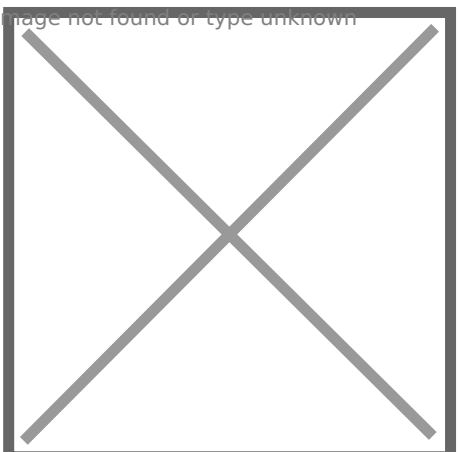

BASIC FACTS

Style: 2 Storey, Side by Side

Post Updated: 2021-12-02 17:58:13

MLS ® #: A1159260

Bathrooms: 4

Type: Semi Detached

Bedrooms Above Grade: 3

Bedrooms: 4

Date added: 11/19/21

Baths Half: 1

Two Piece Bath: 1

Status: Active

Lot size: 3089 sq ft

Area: 0.00 sq ft

Year built: 2010

County Or Parish: Calgary

Parking: Double Garage Detached

CONDO TYPE: Not a Condo

PROPERTY FEATURES

Garage YN: Yes

Total Parking: 2

Fireplace: 1

Flooring: Carpet,Ceramic Tile,Hardwood

Fireplace Features: Gas

Community Features: Playground,Shopping Nearby

Exterior Features: Private Entrance,Private Yard

Fencing: Fenced

District: CAL Zone W

Cooling: None

Inclusions: None

Interior Features: Breakfast Bar,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar

Lot Features: Low Maintenance Landscape

Roof Type: Asphalt Shingle

Heating Type: In Floor,Forced Air

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Two

Laundry features: Laundry Room, Upper Level

Zoning: R-C2

Transaction Type: For Sale

List Price Square Foot: $ 398.04

Photo Count: 40

Rooms Above Grade: 8

Unit Exposure: E,W

Construction Materials: Stucco,Wood Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 7.62M 25`0"

Appliances: Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings

Living Area SF: 1731.00

Subdivision Name: Rosscarrock

Structure Type: Duplex

Lot Size Acres: 0.07

Restrictions: See Remarks