



\$ 689,000.00

1437 40 STREET SW CALGARY

<https://paulbrinton.com>

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...

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

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1159260

Type: Semi Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

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

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 11/19/21

Two Piece Bath: 1

Lot size: 3089 sq ft

Year built: 2010

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: Private Entrance, Private Yard

District: CAL Zone W

Inclusions: None

Lot Features: Low Maintenance Landscape

Total Parking: 2

Flooring: Carpet, Ceramic Tile, Hardwood

Community Features: Playground, Shopping Nearby

Fencing: Fenced

Cooling: 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

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

