



\$ 5,828,000.00

145 38A AVENUE SW CALGARY

<https://paulbrinton.com>

As you enter the grand entrance and proceed up the travertine marble ramp adjacent to the indoor garden you start to view the unobstructed mountain and valley views showcased through the floor to ceiling windows . The MAIN LEVEL offers a very personal functional space with an open concept kitchen...

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

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BASIC FACTS

Style: 1 and Half Storey

MLS ® #: A1054137

Type: Detached

Bedrooms: 3

Baths Half: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-09-10 19:29:38

Bathrooms: 5

Bedrooms Above Grade: 1

Date added: 08/23/21

Two Piece Bath: 2

Lot size: 10764 sq ft

Year built: 2011

Parking: Double Garage Attached, Driveway

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Concrete,Hardwood,Marble

Total Parking: 2

Accessibility Features: Accessible Bedroom,Accessible Cabinetry/Closets,Accessible Central Living Area,Accessible Closets,Accessible Common Area,Accessible Entrance,Accessible Full Bath,Accessible Hallway(s),Accessible Kitchen,Accessible Stairway

Community Features: Shopping Nearby

Exterior Features: Courtyard,Garden,Lighting

Fencing: Fenced

District: CAL Zone CC

Cooling: None

Inclusions: In total 3 dishwasher, 2 warming drawers, 1 wine fridge, 2 fridges, 2 microwaves, 3 ovens, 2 washing machines, TV in kitchen



Interior Features: Bookcases,Built-in Features,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Separate Entrance,Smart Home,Stone Counters,Walk-In Closet(s)

Roof Type: Green Roof,Other

Lot Features: Back Lane,Back Yard,Corner Lot,Garden,Low Maintenance Landscape,Irregular Lot,Native Plants

Heating Type: Forced Air,Natural Gas,Zoned

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: In Basement, Other

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 4

Construction Materials: Other

Foundation: Poured Concrete

Appliances: Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Oven-Built-In,See Remarks,Warming Drawer,Washer/Dryer,Window Coverings,Wine Refrigerator

Subdivision Name: Parkhill

Lot Size Acres: 0.25

Levels: One and One Half

Zoning: R-C2

List Price Square Foot: \$ 814.55

Photo Count: 42

Unit Exposure: W

Suite: Suite - Illegal

Frontage Metres: 50.16M 164`7"

Living Area SF: 4713.00

Structure Type: House

Restrictions: Restrictive Covenant-Building Design/Size

