

$ 1,439,900.00

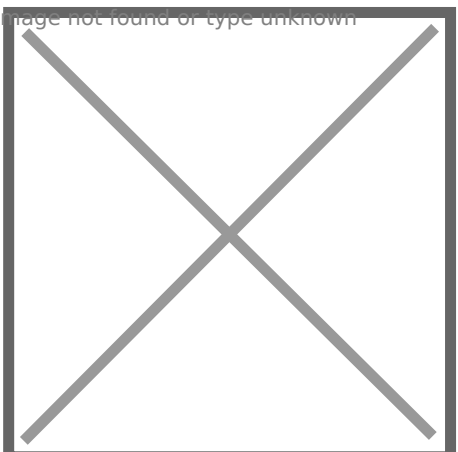
# 1635 SHELBOURNE STREET SW CALGARY

https://paulbrinton.com

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

This exquisite home is located on a quiet tree-lined cul-de-sac adjacent to Triangle Park & combines both simplicity & sophistication to create a welcoming, warm space for family & entertaining. This traditional central hall plan home has recently undergone extensive updates & offers over 3098 sq. ft of tastefully designed...

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1145102

**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:** 2021-11-26 09:19:18

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 09/11/21

**Two Piece Bath:** 1

**Lot size:** 5005 sq ft

**Year built:** 1929

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Interior Features:** Breakfast Bar,Built-in Features,Granite Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Schools Nearby,Playground,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Lot Features:** Back Lane,Back Yard,Cul-De-Sac,Front Yard,Irregular Lot,Landscaped,Treed

**Heating Type:** In Floor,Forced Air,Zoned

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Upper Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** $ 719.83

**Photo Count:** 37

**Rooms Above Grade:** 8

**Construction Materials:** Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 15.24M 50`0"

**Appliances:** Garage Control(s),Gas Cooktop,Oven,Range Hood,Refrigerator,Warming Drawer,Water Softener

**Living Area SF:** 2042.00

**Subdivision Name:** Scarboro

**Structure Type:** House

**Lot Size Acres:** 0.11

**Restrictions:** None Known

