



\$ 1,175,000.00

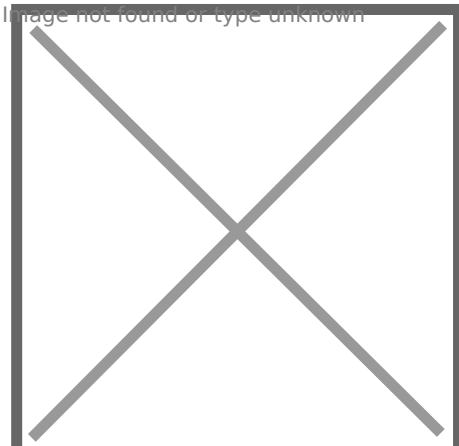
## 1713 1 AVENUE NW CALGARY

<https://paulbrinton.com>

Another gorgeous, quality-built 2-storey infill by Paramount Homes in the highly desirable inner city community of West Hillhurst. An entertainer's dream with its modern, open plan. Abundant natural light throughout from many oversized windows & bright basement. Wide plank wire brushed oak hardwood floors though main level and upstairs. Impressive...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1142773

**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:** 2021-11-29 19:28:13

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 09/10/21

**Two Piece Bath:** 1

**Lot size:** 3358 sq ft

**Year built:** 2021

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Living Room

**Exterior Features:** None

**District:** CAL Zone CC

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** See Remarks

**Community Features:** Schools  
Nearby,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Lot Features:** Rectangular Lot

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

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Levels:** Two

**Zoning:** R2



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** See Remarks

**Subdivision Name:** West Hillhurst

**Lot Size Acres:** 0.08

**List Price Square Foot:** \$ 524.79

**Photo Count:** 2

**Unit Exposure:** N

**Suite:** No

**Frontage Metres:** 7.61M 25`0"

**Living Area SF:** 2239.00

**Structure Type:** House

**Restrictions:** None Known

