



\$ 1,100,000.00

## 2018 56 AVENUE SW CALGARY

<https://paulbrinton.com>

Sprawling Luxury Bungalow On Huge Double Lot. Across The Street From Glenmore Athletic Park In North Glenmore Park! Rare Opportunity! 2966 Sqft Of Main Floor! (Just Under 6000 Sqft Including Below-Grade!) 4 Bedrooms: Each With Their Own Full Ensuite Bath. Huge Executive Office Space With Extensive Double Workstation Built-In Desks...

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

Image not found or type unknown



## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1153121

**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:** 2021-11-17 18:11:16

**Bathrooms:** 5

**Bedrooms Above Grade:** 2

**Date added:** 10/17/21

**Two Piece Bath:** 1

**Lot size:** 8536 sq ft

**Year built:** 1998

**Parking:** Garage Door Opener, Garage Faces Rear, Insulated, Quad or More Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Dining Room, Double Sided, Gas, Living Room

**Exterior Features:** Private Yard

**District:** CAL Zone W

**Inclusions:** N/A

**Total Parking:** 4

**Flooring:** Hardwood, Marble, Stone, Tile

**Community Features:**

Golf, Lake, Park, Schools

Nearby, Playground, Tennis Court(s), Shopping Nearby

**Fencing:** Fenced

**Cooling:** Rough-In

**Interior Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Wet Bar



**Lot Features:** Back Lane,Back Yard,City Lot,Front Yard,Lawn,Landscaped,Private

**Roof Type:** Fiberglass

**Heating Type:** Boiler,Combination,In Floor,Fireplace(s),Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** One

**Laundry features:** Laundry Room, Main Level, Sink

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 370.89

**Title Land:** Fee Simple

**Photo Count:** 46

**Rooms Above Grade:** 7

**Construction Materials:** Brick,Stucco,Wood Frame

**Suite:** No

**Foundation:** Wood

**Frontage Metres:** 21.33M 70`0"

**Appliances:** Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings

**Living Area SF:** 2965.80

**Subdivision Name:** North Glenmore Park

**Structure Type:** House

**Lot Size Acres:** 0.20

**Restrictions:** None Known

