



\$ 764,900.00

205 35A STREET SW CALGARY

<https://paulbrinton.com>

Visit Multimedia Link for 360° VT & Floorplans! You have to see it to believe it! This 3-storey semi-detached infill with a developed basement is MOVE-IN READY in the beautiful community of SPRUCE CLIFF! Functional and elegant, this innovative home offers over 3,000 square feet of total living space across...

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

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BASIC FACTS

Style: 3 Storey, Side by Side

MLS ® #: A1106362

Type: Semi Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

Post Updated: 2021-11-27 22:05:16

Bathrooms: 5

Bedrooms Above Grade: 2

Date added: 06/12/21

Two Piece Bath: 1

Lot size: 236 sq ft

Year built: 2020

Parking: Double Garage Attached, Insulated

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Ceramic Tile,Laminate

Community Features: Park,Schools
Nearby,Playground,Sidewalks,Street
Lights,Shopping Nearby

Fencing: None

Cooling: Sep. HVAC Units

Lot Features: Corner Lot,Few
Trees,Lawn,Low Maintenance
Landscape,Landscaped,Level

Total Parking: 4

Association Amenities:
Laundry,Parking,Visitor Parking

Exterior Features: Lighting,Private
Entrance,Private Yard

District: CAL Zone W

Interior Features: Breakfast Bar,Built-in
Features,Granite Counters,High Ceilings,No
Animal Home,No Smoking Home,Open
Floorplan,Pantry,See Remarks,Separate
Entrance,Walk-In Closet(s)

Roof Type: Asphalt Shingle



Heating Type: Floor Furnace,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 5

Construction Materials:

Concrete,Stone,Stucco

Foundation: Poured Concrete

Appliances: Built-In Gas Range,Built-In
Oven,Dishwasher,Microwave,Range
Hood,Refrigerator

Subdivision Name: Spruce Cliff

Lot Size Acres: 0.01

Levels: Three Or More

Zoning: R-C2

List Price Square Foot: \$ 325.56

Photo Count: 50

Unit Exposure: E

Suite: No

Frontage Metres: 4.70M 15`5"

Living Area SF: 2411.26

Structure Type: Duplex

