



\$ 699,000.00

2225 26 AVENUE NW CALGARY

<https://paulbrinton.com>

NEW Infill With Elegant design in the sought after community of Banff Trail in a quiet neighborhood facing park .10 minute drive to Downtown core, university of calgary & foothills Hospital. This ideal 2 story home features spacious 9ft ceilings, hardwood flooring and upgraded tiles and an extensive list of upgrades....

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

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1161165

Type: Semi Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-25 07:34:14

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 11/11/21

Two Piece Bath: 1

Lot size: 2949 sq ft

Year built: 2015

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Water Source: Public

Community Features: Golf, Park, Playground

Fencing: Fenced

Cooling: None

Interior Features: High Ceilings, No Animal Home, No Smoking Home, Skylight(s)

Roof Type: Asphalt Shingle

Total Parking: 4

Flooring: Carpet, Ceramic Tile, Hardwood

Fireplace Features: Gas

Exterior Features: Courtyard, Covered Courtyard, Garden, Private Entrance, Private Yard

District: CAL Zone CC

Inclusions: N/A

Lot Features: Back Lane, Rectangular Lot

Heating Type: Forced Air, Natural Gas

PROPERTY INFORMATION



Basement: Finished, Full

Laundry features: Laundry Room

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials:

Cedar,Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Garage

Control(s),Gas Cooktop,Oven-Built-In,Range
Hood,Refrigerator

Subdivision Name: Banff Trail

Lot Size Acres: 0.07

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 407.34

Photo Count: 31

Unit Exposure: N

Suite: No

Frontage Metres: 7.50M 24` 7"

Living Area SF: 1743.00

Structure Type: Duplex

Restrictions: None Known

