



\$ 1,069,500.00

## 2236 1 AVENUE NW CALGARY

<https://paulbrinton.com>

A unique, newly updated 3 story home, situated on a rare 130' deep lot in the heart of West Hillhurst. Modern , classing and elgant design with luxurious finishing including wide-plank engineered oak hardwood on all 3 upper levels, european tile and Quartz counters. The Inviting foyer with a large...

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

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## BASIC FACTS

**Style:** 3 Storey, Side by Side

**MLS ® #:** A1148972

**Type:** Semi Detached

**Bedrooms:** 5

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-20 19:36:51

**Bathrooms:** 5

**Bedrooms Above Grade:** 4

**Date added:** 09/27/21

**Two Piece Bath:** 1

**Lot size:** 3251 sq ft

**Year built:** 2014

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Interior Features:** Bar,Breakfast Bar,Closet Organizers,Double Vanity,Kitchen Island,Skylight(s),Smart Home,Soaking Tub

**Roof Type:** Flat

**Total Parking:** 2

**Flooring:** Hardwood

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

**Fencing:** Fenced

**Cooling:** Central Air

**Lot Features:** Back Lane,Back Yard,Landscaped,Level,Street Lighting

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

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Stove,Microwave,Range Hood

**Subdivision Name:** West Hillhurst

**Lot Size Acres:** 0.07

**Levels:** Three Or More

**Zoning:** R-C2

**List Price Square Foot:** \$ 440.33

**Photo Count:** 49

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 0.00M 0`0"

**Living Area SF:** 2497.00

**Structure Type:** Duplex

**Restrictions:** None Known

