



\$ 789,900.00

## 23 SUSSEX CRESCENT SW CALGARY

<https://paulbrinton.com>

Unique & Incredible opportunity to own this remarkable house in the heart of the highly sought-after community of Southwood. This stunning home has been fully updated with a modern flair and high quality materials used throughout the house. The main living area, with fireplace and new vinyl windows can feature...

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

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## BASIC FACTS

**Style:** Bi-Level

**MLS ® #:** A1162076

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-20 07:36:22

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Lot size:** 5404 sq ft

**Year built:** 1959

**Parking:** Double Garage Detached, Heated Garage

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 3

**Fireplace Features:** Electric

**Exterior Features:** Private Entrance, Private Yard

**District:** CAL Zone S

**Inclusions:** Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer

**Lot Features:** Private

**Heating Type:** High Efficiency, Fireplace(s)

**Total Parking:** 4

**Flooring:** Carpet, Ceramic Tile, Hardwood

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

**Fencing:** Fenced

**Cooling:** Sep. HVAC Units

**Interior Features:** Bar, Built-in Features, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, See Remarks

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Bi-Level

**Laundry features:** In Hall,  
Main Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 615.67

**Title Land:** Fee Simple

**Photo Count:** 38

**Rooms Above Grade:** 6

**Construction Materials:** Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 4.98M 16` 4"

**Appliances:** Dishwasher, Electric Range, Garage  
Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer

**Living Area SF:** 1283.00

**Subdivision Name:** Southwood

**Structure Type:** House

**Lot Size Acres:** 0.12

**Restrictions:** None Known

