



\$ 740,000.00

## 2307A OSBORNE CRESCENT SW CALGARY

<https://paulbrinton.com>

Luxury Semi-Detached home is located on a quiet cul-de-sac in the heart of Richmond community. and in close proximity to schools, playgrounds, basketball court, and community rink. This 2 storey duplex boasts over 2800sqf of developed space and features many HIGH END finishes like Brazilian walnut cabinets, Brazilian walnut hardwood...

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

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1159750

**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:** 2021-11-11 02:45:05

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

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

**Two Piece Bath:** 1

**Lot size:** 3552 sq ft

**Year built:** 2006

**Parking:** Double Garage Attached, Garage Faces Rear, Heated Garage, Insulated, Oversized

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane, Irregular Lot, Pie Shaped Lot

**Total Parking:** 2

**Flooring:** Carpet, Hardwood, Tile

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

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar

**Roof Type:** Asphalt Shingle



**Heating Type:** Boiler,In Floor,Hot Water,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

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

**Foundation:** Poured Concrete

**Appliances:** Other

**Subdivision Name:** Richmond

**Lot Size Acres:** 0.08

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 387.46

**Photo Count:** 9

**Unit Exposure:** NW

**Suite:** No

**Frontage Metres:** 5.14M 16`10"

**Living Area SF:** 1909.89

**Structure Type:** Duplex

**Restrictions:** None Known

