



\$ 1,799,900.00

2312 9 AVENUE NW CALGARY

<https://paulbrinton.com>

A touch of refined luxury is evident in this warm, sophisticated 4950 developed sq ft estate tucked away in a private enclave surrounded by beautiful mature trees and landscaping, giving a friendly, soft approach. The formal entrance with a 19-foot ceiling and custom crystal chandelier welcome you to a private...

- 4 beds
- 5 baths
- Detached
- Residential
- Active

Image not found or type unknown



BASIC FACTS

Style: 2 Storey

MLS ® #: A1146982

Type: Detached

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-23 19:05:29

Bathrooms: 5

Bedrooms Above Grade: 3

Date added: 10/16/21

Two Piece Bath: 1

Lot size: 5996 sq ft

Year built: 2008

Parking: Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 3

Fireplace Features: Basement, Family Room, Gas, Great Room, Mantle, Masonry, Master Bedroom

Exterior Features: Built-in Barbecue, Garden, Lighting, Private Entrance, Private Yard

District: CAL Zone CC

Total Parking: 2

Flooring: Carpet, Hardwood, Tile

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

Fencing: Fenced

Cooling: Central Air



Interior Features: Bar,Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Elevator,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Skylight(s),Steam Room,Storage,Walk-In Closet(s),Wet Bar

Roof Type: Asphalt Shingle

Lot Features: Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Street Lighting,Private,Rectangular Lot,Treed,Views

Heating Type: In Floor,Fireplace(s),Forced Air

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room, Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 14

Suite: No

Frontage Metres: 15.20M 49`10"

Living Area SF: 3490.00

Structure Type: House

Restrictions: None Known

Levels: Two

Zoning: R-C1

List Price Square Foot: \$ 530.06

Photo Count: 50

Construction Materials: Silent Floor Joists,Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Subdivision Name: West Hillhurst

Lot Size Acres: 0.14

