



\$ 495,000.00

233 4 AVENUE NE CALGARY

<https://paulbrinton.com>

Here is the house we've been searching for... Steps from stunning Rotary Park w/ off-leash dog area, tennis courts, lawn bowling, children's playground. Surrounded by parks, pathways, close to trendy restaurants of Edmonton Tr and centre street, all while strolling through the park overlooking the city, mountains & river valley...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1140968

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-13 19:39:11

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 09/10/21

Lot size: 3003 sq ft

Year built: 1914

Parking: Alley Access, Off Street, Parking Pad

PROPERTY FEATURES

Fireplace: 1

Fireplace Features: Gas

Exterior Features: Private Entrance, Private Yard

District: CAL Zone CC

Interior Features: No Smoking Home, Separate Entrance

Roof Type: Asphalt Shingle

Flooring: Ceramic Tile, Hardwood

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

Fencing: Fenced

Cooling: None

Lot Features: Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Private, Rectangular Lot

Heating Type: Baseboard, Forced Air

PROPERTY INFORMATION



Basement: Finished, Full, Separate/Exterior
Levels: One
Entry, Suite

Laundry features: In Basement, Main Level
Zoning: R-C2

Transaction Type: For Sale

List Price Square Foot: \$ 556.10

Photo Count: 49

Rooms Above Grade: 5

Unit Exposure: N

Construction Materials: Vinyl Siding, Wood
Frame, Wood Siding

Suite: Suite - Illegal

Foundation: Poured Concrete

Frontage Metres: 7.62M 25`0"

Appliances: Electric Water
Heater, Dryer, Electric Stove, Garage
Control(s), Refrigerator

Living Area SF: 934.90

Subdivision Name: Crescent Heights

Structure Type: House

Lot Size Acres: 0.07

Restrictions: None Known

