



\$ 678,000.00

2632 1 AVENUE NW CALGARY

<https://paulbrinton.com>

Explore a new life in West Hillhurst! This stylish 2 storey duplex boasts 3 beds, 3.5 baths and over 2,210 sq/ft of developed living space (registered size 1708sqft)! With amazing curb appeal and fantastic upgrades through out this move in ready home has been meticulously cared for. Inside the large...

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

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1137222

Type: Semi Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-22 23:11:16

Bathrooms: 4

Bedrooms Above Grade: 2

Date added: 09/09/21

Two Piece Bath: 1

Lot size: 2756 sq ft

Year built: 2005

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: Private Entrance, Private Yard

District: CAL Zone CC

Interior Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s), Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Roof Type: Asphalt Shingle

Total Parking: 2

Flooring: Carpet, Hardwood, Tile

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

Fencing: Fenced

Cooling: Central Air

Lot Features: Back Lane, Back Yard, Low Maintenance Landscape, Irregular Lot, Landscaped

Heating Type: Forced Air, Natural Gas



PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room, Upper Level

Transaction Type: For Sale

Photo Count: 40

Unit Exposure: S

Suite: No

Frontage Metres: 9.37M 30`9"

Living Area SF: 1555.00

Structure Type: Duplex

Restrictions: None Known

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 450.08

Rooms Above Grade: 5

Construction Materials:

Brick,Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Subdivision Name: West Hillhurst

Lot Size Acres: 0.06

