



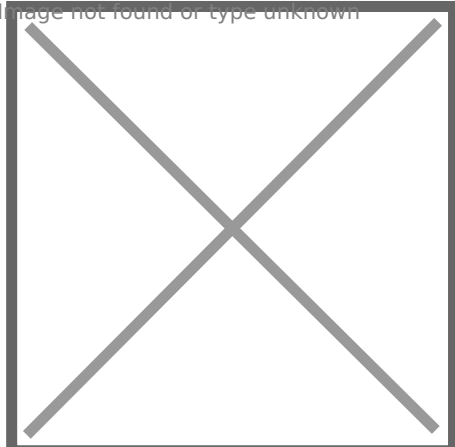
\$ 4,250,000.00

## 3009 CHAMPLAIN STREET SW CALGARY

<https://paulbrinton.com>

- 6 beds
- 6 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1105966

**Type:** Detached

**Bedrooms:** 6

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 4

**Water Source:** Public

**Community Features:** Golf,Park,Schools  
Nearby,Sidewalks,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Post Updated:** 2021-08-08 19:01:03

**Bathrooms:** 6

**Bedrooms Above Grade:** 4

**Date added:** 08/08/21

**Two Piece Bath:** 2

**Lot size:** 11248 sq ft

**Year built:** 1995

**Parking:** Garage Door Opener, Garage Faces  
Front, Heated Driveway, Heated Garage,  
Insulated, Tandem, Triple Garage Attached,  
Workshop in Garage

**Total Parking:** 3

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

**Fireplace Features:** Basement,Dining  
Room,Double Sided,Family Room,Gas,Gas  
Starter,Living Room,Mantle,Masonry,Master  
Bedroom,Raised Hearth,See Through,Wood  
Burning

**Exterior Features:** Awning(s),Built-in  
Barbecue,Fire Pit,Garden,Lighting,Storage

**District:** CAL Zone CC

**Inclusions:** Projector and screen are 'as is'



**Interior Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Lot Features:** Back Yard, Lawn, Garden, Landscaped, Underground Sprinklers, Treed, Views

**Roof Type:** Asphalt Shingle

**Heating Type:** Forced Air, Natural Gas

**Sewer Septic:** Public Sewer

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Laundry Room, Sink, Upper Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 765.08

**Photo Count:** 50

**Rooms Above Grade:** 10

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

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 22.90M 75`2"

**Appliances:** Bar Fridge, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Dryer, Gas Range, Humidifier, Microwave, Oven-Built-In, Range, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings

**Living Area SF:** 5555.00

**Subdivision Name:** Upper Mount Royal

**Structure Type:** House

**Lot Size Acres:** 0.26

