

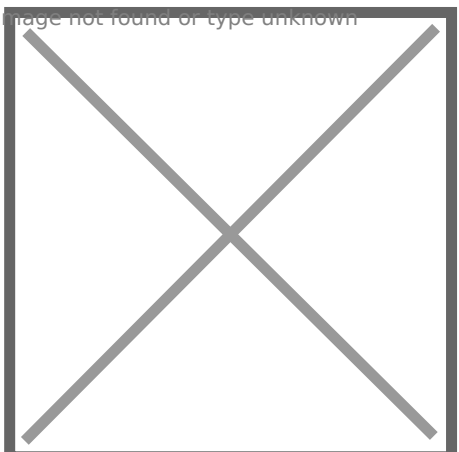
$ 4,250,000.00

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

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

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 4

Water Source: Public

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

Fencing: Fenced

Cooling: Central Air

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

