



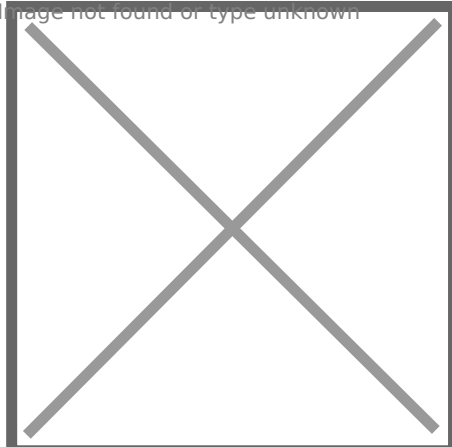
\$ 4,250,000.00

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

