



\$ 538,800.00

## 31 HARVARD STREET NW CALGARY

<https://paulbrinton.com>

INVESTOR ALERT!! Amazing opportunity to own an investment property in a great area for growing families! Welcome to the beautiful inner-city community of Highwood. You will fall in love with this 6 bedroom home built on a HUGE 60' x 100' R-C2 Lot. This home has tons of updates throughout...

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

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## BASIC FACTS

**Style:** 3 Level Split

**MLS ® #:** A1155901

**Type:** Detached

**Bedrooms:** 6

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-19 11:46:04

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/19/21

**Two Piece Bath:** 1

**Lot size:** 5996 sq ft

**Year built:** 1955

**Parking:** Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Community Features:** Park,Schools  
Nearby,Playground,Pool,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home,No  
Smoking Home,Sump Pump(s)

**Roof Type:** Asphalt Shingle

**Flooring:** Ceramic Tile,Hardwood,Laminate

**Exterior Features:** Private Entrance,Private  
Yard,Rain Gutters

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane,Back Yard,Few  
Trees,Front  
Yard,Lawn,Landscaped,Rectangular Lot

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

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two



**Laundry features:** In Basement, Laundry Room, Lower Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 18.28M 60`0"

**Living Area SF:** 1322.63

**Structure Type:** House

**Restrictions:** None Known

**Zoning:** R-C2

**List Price Square Foot:** \$ 407.37

**Photo Count:** 34

**Construction Materials:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

**Subdivision Name:** Highwood

**Lot Size Acres:** 0.14

