



\$ 445,000.00

340 96 AVENUE SE CALGARY

<https://paulbrinton.com>

OPPORTUNITY!!!! OPPORTUNITY!!!!
OPPORTUNITY!!!! for investors and first time home buyers. Checkout the AWSOME house with new vinyl floor, separate entrance basement, new roof, new stainless steel appliances, new windows, new hot water tank in the best community of Acadia. There are 3 bedrooms on main floor and one bedroom in...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1160478

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-30 17:44:18

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/20/21

Lot size: 4994 sq ft

Year built: 1962

Parking: Attached Carport, Single Garage
Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Laminate,Linoleum,Tile

Exterior Features: Garden,Private
Yard,Rain Gutters

District: CAL Zone S

Inclusions: Fridge in Basement

Lot Features: Back Lane,Back Yard,City
Lot,Fruit Trees/Shrub(s),Few Trees,Front
Yard,Lawn,Garden,Interior
Lot,Landscaped,Level,Street Lighting,Yard
Lights,Rectangular Lot,Treed

Total Parking: 5

Community Features:

Golf,Park,Playground,Pool,Sidewalks,Street
Lights,Tennis Court(s)

Fencing: Fenced

Cooling: None

Interior Features: No Smoking
Home,Separate Entrance,Wet Bar

Roof Type: Asphalt Shingle



Heating Type: Central, Mid Efficiency, Forced Air

PROPERTY INFORMATION

Basement: Finished, Full

Levels: One

Laundry features: In Basement, Laundry Room

Zoning: R-C1

Transaction Type: For Sale

List Price Square Foot: \$ 427.47

Photo Count: 28

Rooms Above Grade: 7

Construction Materials: Brick, Stucco, Wood Frame

Quarter: SE

Suite: No

Foundation: Poured Concrete

Frontage Metres: 0.00M 0`0"

Appliances: Dishwasher, Dryer, Electric Stove, Induction Cooktop, Range Hood, Refrigerator, Washer

Living Area SF: 1041.00

Subdivision Name: Acadia

Structure Type: House

Lot Size Acres: 0.11

Restrictions: None Known

