



\$ 689,000.00

## 3413 1 STREET NE CALGARY

<https://paulbrinton.com>

Spotless, well-designed and well-built, this home is located on a very quiet street in the community of Highland Park, very close to Centre Street and public transit, minutes away from downtown, surrounded by schools, shopping and restaurants, and has easy access to major highways. The stunning modern kitchen is very...

- 3 beds
- 4 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1161608

**Type:** Semi Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-16 17:11:11

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/14/21

**Two Piece Bath:** 1

**Lot size:** 2368 sq ft

**Year built:** 2017

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Double Sided,Family Room,Gas,Master Bedroom

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** none

**Lot Features:** Back Yard

**Heating Type:** High Efficiency,Fireplace(s),Geothermal

**Total Parking:** 5

**Flooring:** Carpet,Ceramic Tile,Laminate

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

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Bar,Bookcases,Central Vacuum,Closet Organizers,Double Vanity,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 7

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

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Gas  
Stove,Microwave Hood  
Fan,Refrigerator,Washer

**Subdivision Name:** Highland Park

**Lot Size Acres:** 0.05

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 361.60

**Photo Count:** 46

**Unit Exposure:** E

**Suite:** No

**Frontage Metres:** 7.59M 24`11"

**Living Area SF:** 1905.40

**Structure Type:** Duplex

**Restrictions:** None Known

