



\$ 270,000.00

3439 35 AVENUE SE CALGARY

<https://paulbrinton.com>

4 BEDROOM HALF DUPLEX IN CONVENIENT LOCATION. This bi-level has an illegal suite in the basement and is a great opportunity for investors. The main floor features a walk-through kitchen, large open living room, updated laminate flooring, and 'soft close' kitchen cabinets with plenty of storage space. The lower level...

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

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BASIC FACTS

Style: Bi-Level, Side by Side

MLS ® #: A1111921

Type: Semi Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-28 18:49:14

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 08/09/21

Lot size: 3434 sq ft

Year built: 1974

Parking: Off Street, RV Access/Parking

PROPERTY FEATURES

Total Parking: 3

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

Fencing: Fenced

Cooling: None

Interior Features: Central
Vacuum,Laminate Counters,No Smoking
Home

Roof Type: Asphalt Shingle

Flooring: Laminate

Exterior Features: None

District: CAL Zone E

Inclusions: Fridge downstairs

Lot Features: Front Yard,Low Maintenance
Landscape,Level

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full, Suite

Laundry features: In Unit

Levels: Bi-Level

Zoning: R-C2



Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 5

Construction Materials: Metal Siding
,Wood Frame

Foundation: Poured Concrete

Appliances:

Refrigerator,Stove(s),Washer/Dryer

Subdivision Name: Dover

Lot Size Acres: 0.08

List Price Square Foot: \$ 385.59

Photo Count: 38

Unit Exposure: N

Suite: Suite - Illegal

Frontage Metres: 9.75M 32`0"

Living Area SF: 749.50

Structure Type: Duplex

