



\$ 669,900.00

## 3514 1 STREET NW CALGARY

<https://paulbrinton.com>

DO NOT MISS OUT ON THIS INCREDIBLE INNER CITY HOME! This centrally located infill boasts all the fine appointments you've been looking for. The spacious kitchen features an abundance of cabinetry, an oversized center island, granite countertops and upgraded appliances. The bright great room is ideal for entertaining and features...

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

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## BASIC FACTS

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

**MLS ® #:** A1152777

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 22:42:14

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/17/21

**Two Piece Bath:** 1

**Lot size:** 3003 sq ft

**Year built:** 2013

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Living Room

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** n/a

**Lot Features:** Back

Lane,Landscaped,Rectangular Lot,Treed

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Hardwood

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

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Ceiling Fan(s),Central  
Vacuum,Closet Organizers,Granite  
Counters,Kitchen Island,No Animal Home,No  
Smoking Home,Soaking Tub,Vinyl  
Windows,Wet Bar

**Roof Type:** Asphalt Shingle



**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:**

Stone,Stucco,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage Control(s),Gas Stove,Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Highland Park

**Lot Size Acres:** 0.07

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 378.99

**Photo Count:** 48

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 7.60M 24`11"

**Living Area SF:** 1794.00

**Structure Type:** Duplex

**Restrictions:** Airspace Restriction

