

$ 547,900.00

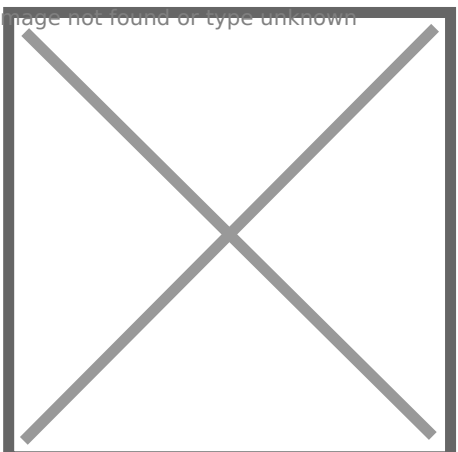
# 36 STRATHEARN CRESCENT SW CALGARY

https://paulbrinton.com

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

Location, Location 20 mins from downtown. Welcome to this amazing 2 Storey LEGAL suite located in the Strathcona Park community. Featuring a new roof. new rooftop deck, furnace, new hot water tank, extra man door on the garage, with new legal basement windows and a sprinkler system in the mechanical...

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1152503

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-02 18:58:27

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/16/21

**Two Piece Bath:** 1

**Lot size:** 3014 sq ft

**Year built:** 1981

**Parking:** Double Garage Detached, Garage Door Opener, See Remarks

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Brick Facing,Family Room,Gas Log,Mantle,Wood Burning

**Exterior Features:** Private Entrance

**District:** CAL Zone W

**Inclusions:** Upper: Gas stove, Bosch fridge,built in dishwasher, hood fan, washer and dryer and all window coverings, white microwave.Lower : built in dishwasher, gas stove top, built in oven,hood fan, washer and dryer, blinds, vac system and attachments, sauna

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Linoleum

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

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Central Vacuum,Crown Molding,No Animal Home,No Smoking Home,Sauna,See Remarks,Sump Pump(s),Vaulted Ceiling(s)

**Lot Features:** Back Lane,Low Maintenance Landscape

**Roof Type:** Asphalt Shingle

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

## PROPERTY INFORMATION

**Basement:** Full, Suite

**Levels:** Two

**Laundry features:** Lower Level, Main Level

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** $ 378.18

**Title Land:** Fee Simple

**Photo Count:** 48

**Rooms Above Grade:** 8

**Unit Exposure:** S

**Construction Materials:** Vinyl Siding

**Suite:** Suite - Legal

**Foundation:** Poured Concrete

**Frontage Metres:** 2.79M 9`2"

**Appliances:** See Remarks

**Living Area SF:** 1480.50

**Subdivision Name:** Strathcona Park

**Structure Type:** House

**Lot Size Acres:** 0.07

**Restrictions:** None Known