



\$ 547,900.00

36 STRATHEARN CRESCENT SW CALGARY

<https://paulbrinton.com>

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...

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

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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

