



\$ 1,039,900.00

3619 8 AVENUE NW CALGARY

<https://paulbrinton.com>

Welcome home to Parkdale. French Country meets modern inner-city in this Chateau inspired infill offering a rare opportunity for a truly breathtaking and unique home on Parkdale's most sought-after street. Steps from the bow river; minutes to downtown; easy escape to the mountains; and convenient access to the expanding Foothills...

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

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1162566

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: 2021-11-28 17:51:15

Bathrooms: 4

Bedrooms Above Grade: 3

Date added: 11/18/21

Two Piece Bath: 1

Lot size: 2998 sq ft

Year built: 2021

Parking: Concrete Driveway, Double Garage Detached, Off Street, Parking Pad

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: Lighting, Private Yard

District: CAL Zone CC

Total Parking: 4

Flooring: Carpet, Ceramic Tile, Hardwood, See Remarks

Community Features: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Tennis Court(s)

Fencing: Fenced

Cooling: Rough-In



Inclusions: None

Interior Features: Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,See Remarks,Soaking Tub,Sump Pump(s),Walk-In Closet(s),Wet Bar

Lot Features: Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Rectangular Lot,See Remarks,Subdivided

Roof Type: Asphalt Shingle

Heating Type: In Floor Roughed-In,ENERGY STAR Qualified Equipment,Forced Air

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Two

Laundry features: Laundry Room, Upper Level

Zoning: R-C2

Transaction Type: For Sale

List Price Square Foot: \$ 563.02

Title Land: Fee Simple

Photo Count: 27

Rooms Above Grade: 3

Unit Exposure: E

Construction Materials: Concrete,See Remarks,Stone,Stucco,Wood Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 7.62M 25`0"

Appliances: Bar Fridge,Dishwasher,Dryer,ENERGY STAR Qualified Appliances,Garage Control(s),Gas Range,Gas Water Heater,Microwave,Range Hood,Refrigerator,See Remarks,Washer

Living Area SF: 1847.01

Subdivision Name: Parkdale

Structure Type: Duplex

Lot Size Acres: 0.07

Restrictions: None Known

