



\$ 1,295,000.00

## 3708 8 AVENUE NW CALGARY

<https://paulbrinton.com>

64' x 150' R-C2 view lots that can be subdivided into two 32' x 150' parcels. As you can see on 8th Avenue, stunning 3 to 4 story "high-end" detached homes have been built already. The views from top floors can be stunning, and could enjoy panoramic views and BREATH-TAKING...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1152241

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-19 02:57:05

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/19/21

**Lot size:** 9600 sq ft

**Year built:** 1954

**Parking:** Driveway, Off Street, Single Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas, Gas Log, Living Room, Recreation Room, Wood Burning

**Exterior Features:** Private Yard, Rain Gutters

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Lane, Private, Rectangular Lot, Sloped, Treed, Views

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

**Total Parking:** 2

**Flooring:** Carpet, Hardwood, Linoleum

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

**Fencing:** Partial

**Cooling:** None

**Interior Features:** No Smoking Home

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Lower Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 19.51M 64`0"

**Living Area SF:** 1380.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** One

**Zoning:** R-C2

**List Price Square Foot:** \$ 938.41

**Photo Count:** 26

**Construction Materials:** Brick,Wood  
Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric  
Range,Humidifier,Refrigerator,Washer,Window  
Coverings

**Subdivision Name:** Parkdale

**Lot Size Acres:** 0.22

