

$ 1,295,000.00

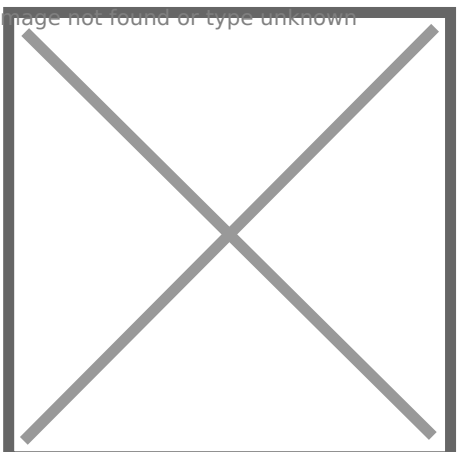
3712 8 AVENUE NW CALGARY

https://paulbrinton.com

64' x 150' R-C2 VIEW lot, can be subdivided into two 32' x 150' parcels. There are already many examples of stunning 3-4 story detached home built along 8th Avenue. The top floor views would be stunning, and could enjoy panoramic views and BREATH-TAKING SUNSETS from potential roof top patio....

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

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BASIC FACTS

Style: Bungalow

MLS ® #: A1152249

Type: Detached

Bedrooms: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-10-25 01:01:07

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 10/10/21

Lot size: 9600 sq ft

Year built: 1954

Parking: Off Street, Single Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Hardwood,Linoleum

Exterior Features: Private Yard,Rain Gutters

District: CAL Zone CC

Inclusions: N/A

Lot Features: Back Lane,Back Yard,No Neighbours Behind,Landscaped,Street Lighting,Sloped

Heating Type: High Efficiency,Forced Air

Total Parking: 2

Community Features: Schools Nearby,Playground,Shopping Nearby

Fencing: Partial

Cooling: None

Interior Features: No Smoking Home

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Lower Level

Levels: One

Zoning: R-C2

Transaction Type: For Sale

List Price Square Foot: $ 1,171.95

Title Land: Fee Simple

Photo Count: 12

Rooms Above Grade: 5

Unit Exposure: S

Construction Materials: Brick,Wood Frame,Wood Siding

Suite: No

Foundation: Poured Concrete

Frontage Metres: 19.51M 64`0"

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

Living Area SF: 1105.00

Subdivision Name: Parkdale

Structure Type: House

Lot Size Acres: 0.22

Restrictions: None Known

