



\$ 995,000.00

## 3808 2 STREET SW CALGARY

<https://paulbrinton.com>

With a park at your doorstep and unobstructed mountain views overlooking the Elbow Park community, this home has so much to offer before you even step foot inside. The Parkhill community was established in 1910 and is one of Calgary's oldest communities; It is walking distance to the shops and...

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

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## BASIC FACTS

**Style:** 2 and Half Storey

**MLS ® #:** A1158905

**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:** 2021-11-10 23:23:05

**Bathrooms:** 4

**Bedrooms Above Grade:** 2

**Date added:** 11/10/21

**Two Piece Bath:** 1

**Lot size:** 2995 sq ft

**Year built:** 1979

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Living Room

**Exterior Features:** Other

**District:** CAL Zone CC

**Inclusions:** None

**Lot Features:** Back Lane,Front Yard,Low Maintenance Landscape,Level,Paved,See Remarks,Views

**Heating Type:** Forced Air

**Total Parking:** 2

**Flooring:** Carpet,Tile,Wood

**Community Features:**

Clubhouse,Park,Schools

Nearby,Playground,Sidewalks,Street

Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** See Remarks,Vaulted Ceiling(s)

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 7.62M 25`0"

**Living Area SF:** 1914.66

**Structure Type:** House

**Restrictions:** Call Lister

**Levels:** 2 and Half Storey

**Zoning:** R-C2

**List Price Square Foot:** \$ 519.67

**Photo Count:** 50

**Construction Materials:** Vinyl Siding, Wood Siding

**Foundation:** Wood

**Appliances:** Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

**Subdivision Name:** Parkhill

**Lot Size Acres:** 0.07

