



\$ 819,000.00

**405 738 1ST AVENUE SW
CALGARY**

<https://paulbrinton.com>

- 2 beds
- 2 baths
- Apartment
- Residential
- Active

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BASIC FACTS

Style: High-Rise (5+)

MLS ® #: A1072554

Type: Apartment

Bedrooms: 2

Status: Active

Year built: 2019

Parking: Stall, Tandem, Underground

Post Updated: 2021-07-22 13:46:04

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 03/17/21

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Bare Land

PROPERTY FEATURES

Total Parking: 2

Flooring: Hardwood, Marble

Association Amenities: Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Room, Service Elevator(s), Snow Removal, Storage, Trash, Visitor Parking

Fireplace Features: Gas, Gas Starter, Living Room, Marble

Community Features: Fishing, Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

Fencing: Partial

District: CAL Zone CC

Fireplace: 1

Accessibility Features: Accessible Elevator Installed, Visitor Bathroom

Water Source: Public

Utilities: Natural Gas Paid, Heating Paid For, Electricity Not Paid For, Garbage Collection, Sewer Connected, Water Paid For

Exterior Features: Awning(s), Courtyard, Fire Pit, Lighting, Misting System, Outdoor Grill, Outdoor Kitchen, Rain Gutters

Electric: Certified Volts/Amps, Generator

Cooling: Central Air, Window Unit(s), Sep. HVAC Units



Interior Features: Closet Organizers, Double Vanity, Jetted Tub, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s), Wired for Data

Roof Type: Concrete, Foam, Green Roof, Membrane, Tar/Gravel

Sewer Septic: Public Sewer

Lot Features: Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Level, Street Lighting, Underground Sprinklers, Views, Waterfront

Heating Type: Central, Fan Coil, In Floor, Fireplace(s), Natural Gas

PROPERTY INFORMATION

Levels: Single Level Unit

Zoning: cc

List Price Square Foot: \$ 811.69

Photo Count: 26

Unit Exposure: S, SW, W

Construction Materials: Aluminum Siding , Concrete, Glass, Metal Siding , Stone

Foundation: Piling(s), Pillar/Post/Pier, Poured Concrete, Slab

Appliances: Built-In Freezer, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Washer/Dryer, Window Coverings, Wine Refrigerator

Subdivision Name: Eau Claire

Lot Size Acres: 0.00

Laundry features: In Unit

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 5

Unit Number: 405

Suite: No

Frontage Metres: 0.00M 0`0"

Living Area SF: 1009.00

Structure Type: High Rise (5+ stories)

