



\$ 599,900.00

431 3 AVENUE NE CALGARY

<https://paulbrinton.com>

Located on a corner lot of a Crescent Heights cul-de-sac, this renovated character home is a must see. Enter through the yellow door and be welcomed into the bright, open main floor with rustic hardwood floors that add charming character through this level. Entertaining in this space will be made...

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

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BASIC FACTS

Style: 2 and Half Storey

MLS ® #: A1160136

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-17 17:15:17

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/11/21

Two Piece Bath: 1

Lot size: 2982 sq ft

Year built: 1912

Parking: Off Street

PROPERTY FEATURES

Total Parking: 1

Flooring: Ceramic Tile,Hardwood,Laminate

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

Fencing: Fenced

Cooling: None

Interior Features: Ceiling
Fan(s),Storage,Vaulted Ceiling(s)

Roof Type: Asphalt Shingle

Fireplace: 2

Fireplace Features:

Electric,Gas,Insert,Loft,Mantle,Master
Bedroom

Exterior Features: None

District: CAL Zone CC

Inclusions: none

Lot Features: Back Lane,Back Yard,Corner
Lot,Cul-De-Sac

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION



Basement: Unfinished, Walk-Out

Laundry features: Upper Level

Transaction Type: For Sale

Photo Count: 44

Construction Materials: Wood Frame, Wood Siding
Suite: No

Foundation: Poured Concrete

Appliances: Dishwasher, Gas Stove, Microwave Hood
Fan, Refrigerator, Washer/Dryer, Window Coverings

Subdivision Name: Crescent Heights

Lot Size Acres: 0.07

Levels: 2 and Half Storey

Zoning: M-C2

List Price Square Foot: \$ 318.26

Rooms Above Grade: 8

Frontage Metres: 7.60M 24`11"

Living Area SF: 1884.95

Structure Type: House

Restrictions: None Known

