



\$ 649,900.00

## 4427 52 STREET NW CALGARY

<https://paulbrinton.com>

This incredible single house with many upgrades you can move into immediately and call it HOME. New windows, maintenance free deck, marble countertop, new washroom at the second floor, newly hot water tank and 11 years old furnace. When you step into this 4 level split property, you will find...

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

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## BASIC FACTS

**Style:** 4 Level Split

**MLS ® #:** A1155509

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 18:42:24

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 10/24/21

**Lot size:** 5608 sq ft

**Year built:** 1967

**Parking:** Garage Door Opener, Oversized, Single Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Brick Facing, Living Room, Wood Burning

**Exterior Features:** None

**District:** CAL Zone NW

**Inclusions:** Opener, Dishwasher, Dryer, Humidifier, Microwave Hood Fan, Stove, Washer, Water Softener, Refrigerator x 2,

**Lot Features:** Rectangular Lot

**Heating Type:** Central, Fireplace(s), Natural Gas

**Total Parking:** 1

**Flooring:** Hardwood, Laminate

**Community Features:** Schools Nearby, Playground, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home, No Smoking Home, Storage

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION



**Basement:** Finished, Full, Separate/Exterior Entry

**Levels:** 4 Level Split

**Laundry features:** In Basement

**Zoning:** R-C1

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 548.44

**Title Land:** Fee Simple

**Photo Count:** 27

**Rooms Above Grade:** 7

**Unit Exposure:** W

**Construction Materials:**

**Suite:** No

Asphalt,Brick,Other

**Foundation:** Poured Concrete

**Frontage Metres:** 16.3M 53`6"

**Appliances:**

**Living Area SF:** 1185.00

Dishwasher,Dryer,Humidifier,Microwave Hood  
Fan,Stove(s),Washer,Water Softener

**Subdivision Name:** Varsity

**Structure Type:** House

**Lot Size Acres:** 0.13

**Restrictions:** Call Lister

