



\$ 1,295,000.00

538 23 AVENUE SW CALGARY

<https://paulbrinton.com>

Your brand new 4 bed, 3 bath dream home is currently being built! Bound to exceed your expectations, this 2,150 sq ft, 3-storey townhouse with a rooftop patio, attached double garage, and divine luxury finishes in Mission/Cliff Bungalow will steal your heart at first sight. Upon entry, your eyes will...

- 4 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

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BASIC FACTS

Style: 3 Storey

MLS ® #: A1164055

Type: Row/Townhouse

Bedrooms: 4

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Conventional

Post Updated: 2021-11-30 19:55:14

Bathrooms: 3

Bedrooms Above Grade: 4

Date added: 11/26/21

Two Piece Bath: 1

Lot size: 9881 sq ft

Year built: 2021

Parking: Double Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Association Amenities: Roof Deck

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

Fencing: Fenced

Cooling: Central Air

Interior Features: Breakfast Bar,Built-in
Features,Closet Organizers,Double
Vanity,Elevator,Granite Counters,High
Ceilings,Kitchen Island,Open
Floorplan,Storage,Walk-In Closet(s)

Roof Type: Flat Torch Membrane,Asphalt
Shingle

Total Parking: 2

Flooring: Carpet,Hardwood,Tile,Vinyl

Fireplace Features: Gas

Exterior Features: None

District: CAL Zone CC

Inclusions: N/A

Lot Features: Back Lane,City Lot,Low
Maintenance Landscape,Views

Heating Type: Forced Air,Natural Gas



PROPERTY INFORMATION

Basement: None

Laundry features: In Unit, Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 7

Construction Materials: Composite Siding, Wood Frame

Foundation: Slab

Living Area SF: 2150.00

Structure Type: Five Plus

Restrictions: None Known

Levels: Three Or More

Zoning: M-CG d111

List Price Square Foot: \$ 602.33

Photo Count: 13

Unit Exposure: W

Suite: No

Appliances: Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer

Subdivision Name: Cliff Bungalow

Lot Size Acres: 0.23

