



\$ 899,000.00

## 608 SIFTON BOULEVARD SW CALGARY

<https://paulbrinton.com>

BRAND NEW PRICE, PLEASE TAKE NOTE !!! 75 FOOT WIDE LOT RIGHT ACROSS FROM THE RIVER. You must check out this 1350 square foot bungalow that sits on a gorgeous fully treed lot in one one of the nicest neighbourhoods in town, close to downtown, schools, transit and many, many...

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

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1162057

**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 17:24:22

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Lot size:** 9375 sq ft

**Year built:** 1936

**Parking:** On Street, Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Living Room,Mantle,Stone,Wood Burning

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** NONE

**Lot Features:** Back Lane,Fruit Trees/Shrub(s),Front Yard,Landscaped,Many Trees,Rectangular Lot

**Heating Type:** High Efficiency,Natural Gas

**Total Parking:** 1

**Flooring:** Carpet,Hardwood,Laminate

**Community Features:** Schools Nearby,Playground,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home,No Smoking Home,Open Floorplan

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** Lower Level

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 696.59

**Photo Count:** 33

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 22.86M 75`0"

**Living Area SF:** 1348.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** One

**Zoning:** R-C1

**Lot Dim Info:** RECTANGULAR

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Wood Frame

**Foundation:** Poured Concrete

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

**Subdivision Name:** Elbow Park

**Lot Size Acres:** 0.22

