



\$ 479,000.00

## 6715 37 AVENUE NE CALGARY

<https://paulbrinton.com>

Two-storey 2174 sqft in a quiet location in the Temple area. The main floor has a large-sized family room with a fireplace. The main floor features a laundry room for easy convenience and a good-sized kitchen that features an eating area perfect for a dining or breakfast nook. There is...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1142476

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-16 22:31:29

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 08/29/21

**Two Piece Bath:** 1

**Lot size:** 5993 sq ft

**Year built:** 1982

**Parking:** Double Garage Attached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Garden,Private Yard

**District:** CAL Zone NE

**Inclusions:** A total of three refrigerators, two stoves and two hood fans included.

**Lot Features:** Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Rectangular Lot

**Heating Type:** Forced Air

**Total Parking:** 2

**Flooring:** Tile,Vinyl

**Community Features:** Schools Nearby,Playground,Sidewalks,Street Lights

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Natural Woodwork,No Smoking Home,Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Construction Materials:** None

**Foundation:** Poured Concrete

**Appliances:** Built-In

Oven,Dishwasher,Electric

Stove,Refrigerator,Washer/Dryer

**Subdivision Name:** Temple

**Lot Size Acres:** 0.14

**Levels:** Two

**Zoning:** r1

**List Price Square Foot:** \$ 222.07

**Photo Count:** 24

**Unit Exposure:** NE

**Suite:** Suite - Illegal

**Frontage Metres:** 15.23M 50`0"

**Living Area SF:** 2202.00

**Structure Type:** House

**Restrictions:** None Known

