



\$ 949,900.00

703 36 STREET SW CALGARY

<https://paulbrinton.com>

**** CUSTOMIZE YOUR DREAM HOME **** Amazing French Country, fully developed, 2 Storey infill in VERY desirable Spruce Cliff! Fantastic features include: over 3150 sq ft of decadent development, EN SUITE BATHROOMS IN BOTH KIDS BEDROOMS, chef's kitchen with massive 13' island & high end appliance package, cozy gas fireplace,...

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

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1140298

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: 2021-11-09 19:09:11

Bathrooms: 5

Bedrooms Above Grade: 3

Date added: 09/10/21

Two Piece Bath: 1

Lot size: 3240 sq ft

Year built: 2022

Parking: Alley Access, Double Garage
Detached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Gas

Exterior Features: Rain Gutters

District: CAL Zone W

Interior Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Lane, Landscaped, Rectangular Lot Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s), Wet Bar

Total Parking: 2

Flooring: Carpet, Ceramic Tile, Hardwood

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

Fencing: Fenced

Cooling: Rough-In



Roof Type: Asphalt Shingle

Heating Type: In Floor,Electric,In Floor
Roughed-In,Forced Air,Natural Gas,See
Remarks

PROPERTY INFORMATION

Basement: Finished, Full

Levels: Two

Laundry features: Laundry Room, Sink,
Upper Level

Zoning: SR

Transaction Type: For Sale

List Price Square Foot: \$ 444.29

Title Land: Fee Simple

Photo Count: 38

Rooms Above Grade: 6

Unit Exposure: E

Construction Materials: Stucco,Wood
Frame

Suite: No

Foundation: Poured Concrete

Frontage Metres: 8.23M 27`0"

Appliances: See Remarks

Living Area SF: 2138.00

Subdivision Name: Spruce Cliff

Structure Type: House

Lot Size Acres: 0.07

Restrictions: Call Lister

