



\$ 699,000.00

808 26 AVENUE NW CALGARY

<https://paulbrinton.com>

Exceptional lot backing onto Confederation Park. Excellent Mount Pleasant Location, step outside into the park, close to schools, public, separate and French immersion, easy access to downtown. Exclusive corner of the community with high-end development close buy. Home is clean two bedroom with current open kitchen, redone hardwood floors and...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1153754

Type: Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-10-17 05:03:17

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 10/17/21

Two Piece Bath: 1

Lot size: 5309 sq ft

Year built: 1947

Parking: Alley Access, Double Garage
Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Hardwood, Linoleum

Utilities: Other

Exterior Features: Other

District: CAL Zone CC

Inclusions: n/a

Lot Features: Rectangular Lot

Heating Type: Mid Efficiency, Forced
Air, Natural Gas

Total Parking: 2

Water Source: Public

Community Features: Park

Fencing: Fenced

Cooling: Full

Interior Features: Open Floorplan

Roof Type: Asphalt Shingle

Sewer Septic: Sewer

PROPERTY INFORMATION

Basement: Finished, Full

Levels: One



Laundry features: In Basement

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 4

Construction Materials: Stucco,Wood
Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric
Stove,Garage
Control(s),Refrigerator,Washer,Window
Coverings

Subdivision Name: Mount Pleasant

Lot Size Acres: 0.12

Zoning: R-C2

List Price Square Foot: \$ 726.61

Photo Count: 15

Unit Exposure: S

Suite: No

Frontage Metres: 13.41M 44`0"

Living Area SF: 962.00

Structure Type: House

Restrictions: None Known

