



\$ 474,900.00

926 31 AVENUE NW CALGARY

<https://paulbrinton.com>

What a location! Enjoy getting into the real estate market making an opportune investment in the heart of Cambrian Heights. This home steps to the Calgary Winter Club, Confederation Park & is a mere distance to Sait, University of Calgary, Foothills Hospital & the river path system. Excellent three bedroom...

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

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BASIC FACTS

Style: Bi-Level, Side by Side

MLS ® #: A1150033

Type: Semi Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-22 21:47:16

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 10/02/21

Lot size: 4984 sq ft

Year built: 1974

Parking: Oversized, Single Garage Attached, Workshop in Garage

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 1

Fireplace Features: Brick Facing, Living Room, Wood Burning

Exterior Features: None

District: CAL Zone CC

Inclusions: Refrigerators X2(total), Stoves X2(total)

Lot Features: Back Lane, Interior Lot, Landscaped, Street Lighting, Rectangular Lot, Treed

Heating Type: Forced Air

Total Parking: 2

Flooring: Hardwood, Laminate, Tile

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

Fencing: Fenced

Cooling: None

Interior Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Open Floorplan

Roof Type: Asphalt Shingle



PROPERTY INFORMATION

Basement: Finished, Partial, Suite

Laundry features: In Basement

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 7

Construction Materials: Brick,Stucco,Wood
Frame

Foundation: Poured Concrete

Appliances:

Dishwasher,Dryer,Refrigerator,Stove(s),Washer

Subdivision Name: Cambrian Heights

Lot Size Acres: 0.11

Levels: Bi-Level

Zoning: R-C2

List Price Square Foot: \$ 475.02

Photo Count: 33

Unit Exposure: S

Suite: Suite - Illegal

Frontage Metres: 14.71M 48`3"

Living Area SF: 1105.00

Structure Type: Duplex

Restrictions: None Known

