



# 425 36 Avenue Calgary Alberta

\$746,700

Inner-city Home with easy access to Downtown. Sunny south backyard. Beautiful Hardwood floors on main level, Solid wood Kitchen Cabinets, Quartz Counters. Stainless appliances with gas stove. 3 sided Fireplace, French Doors to main floor office/den .Two Skylight on the Stairs and Master Room Ensuite. Steam Shower. Upper level Laundry with Cabinets and a Wash Basin. Central Vacuum with all attachments. Central Air Conditioning. Granite bathroom vanity counter tops. In-floor Basement Heat with a separate Heating Control. The Main Floor and Upper Level has a separate heating Programmable Controls. Hot Water Re circuit system for hot water. Central Sound System on each level with a total of six stereo speakers. The Double detached Garage is 20x20. Fully finished basement with huge games room, bedroom and 4 pc bath. (id:6769)

4pc Bathroom 4.92 Ft x 8.42 Ft

5pc Bathroom 11.08 Ft x 9.42 Ft

Bedroom 11.25 Ft x 11.17 Ft

Bedroom 10.33 Ft x 12.67 Ft

Laundry room 11.08 Ft x 6.08 Ft

Primary Bedroom 12.67 Ft x 15.50 Ft

4pc Bathroom 5.33 Ft x 8.50 Ft

Bedroom 10.00 Ft x 9.42 Ft

Recreational, Games room 19.00 Ft x 18.83 Ft

Furnace 8.67 Ft x 11.58 Ft

2pc Bathroom 7.00 Ft x 4.75 Ft

Dining room 8.00 Ft x 12.58 Ft

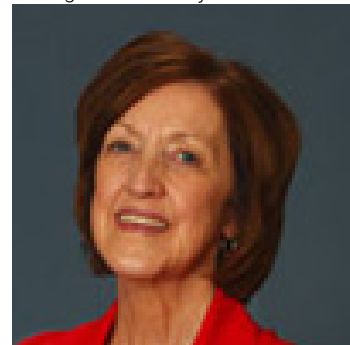
Foyer 8.58 Ft x 8.17 Ft

Kitchen 12.17 Ft x 12.58 Ft

Living room 15.67 Ft x 19.75 Ft

Office 11.08 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE MISSION REAL ESTATE

<http://www.rodvermunt.com/>



**REALTY**

**CIR**

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca