

Detached 706 BRIDGE CR NE

Active

List Price: **\$899,000**



Detached
 Area: **Calgary**
 Community: **Renfrew_Regal Terrace 402**
 Type: **Detached**
 Style: **Bungalow**
 Legal Plan: **8150AN** Blk: **151**
 Linc #: **0018527003**
 List Date: **10/23/2015**

MLS@#: **C4036994**
 Postal Code: **T2E 5B5**
 Zone: **Zone A**
 Year Built: **1954**
 Condo Type: **Not a Condo**
 Lot: **2,3**
 DOM: **0**

Title to Land: **Fee Simple**
 Ownership: **Private**
 Exclusion: **No** SRR: **No** Disc: **Conform:**
 Restrictions: **Restrictive Covenant-Building Design/Size**
 Possession: **11/27/2015**

Lloads of character in this majestic, hillside, walk-out bungalow with uninterrupted, panoramic views of the downtown skyline and across to the mountains. This nearly 3000 sqft bungalow features 3 bedrooms, two living rooms with beautiful hardwood flooring, art-deco design throughout, full kitchen with white appliances & custom cabinetry, and 4-pc bath on the main floor. There is also a separate entry to the 2 bedroom lower suite with two separate kitchenettes, living quarters and 3-pc bath. The amazing 53x120 foot lot has great potential with some trees and bushes already planted, just waiting for you to turn it into your own private oasis with excellent buy & hold and development opportunities. Just minutes to downtown and close to great walking paths, restaurants, parks, recreation areas and more. Don't miss out on owning this property which features arguably one of the best views in the city!

		Rooms								
	1 Pc	2 Pc	3 Pc	4 Pc	5 Pc	6 Pc	Level	Mtr2	SqFt	
Baths:	0	0	1	1	0	0	Main:	141.77	1,526	Finish Lvl: 2
EnSt Bth:		0	0	0	0	0	Lower:	131.18	1,412	
Bdrms Abv:	3						Below Grade:	131.18	1,412	
Rms Abv:	6						Total A.G.	141.77	1,526	
			Beds: 5							
			F/B Baths: 2/0							
<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>				<u>Room Type</u>	<u>Dimensions/M</u>	<u>Dimensions/Ft</u>	<u>Level</u>
Kitchen	3.48 x 7.98	11'5"X26'2"	Main				Living Rm	5.59 x 4.37	18'4"X14'4"	Main
Bedroom	4.01 x 3.17	13'2"X10'5"	Main				Bedroom	2.97 x 3.38	9'9"X11'1"	Main
Bedroom	3.28 x 3.48	10'9"X11'5"	Main				Family Rm	4.04 x 3.68	13'3"X12'1"	Main
Kitchen	3.25 x 3.2	10'8"X10'6"	Lower				Kitchen	3.12 x 3.73	10'3"X12'3"	Lower
Bedroom	3.53 x 3.66	11'7"X12'0"	Lower				Bedroom	3.68 x 3.53	12'1"X11'7"	Lower
Living Rm	3.23 x 3.89	10'7"X12'9"	Lower							

Property Information

Heating: Forced Air-1	Roof Type: Asphalt Shingles
Heating Fuel: Natural Gas	Heat Fuel Desc: Concrete
Construction: Wood Frame	Foundation: Fully Finished
Basement: Full, Walkout	Bsmt Dev: Fully Finished
Exterior: Brick, Stucco	
Features: Deck	
Site Influences: Schools, Shopping Nearby, Sloping Lot, Public Transportation, View City, View Downtown	
Goods Included: Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, Window Coverings-All	
Flooring: Carpet, Ceramic Tile, Hardwood, Linoleum	Lot Shape: Rectangular
Garage: No	TTL: 696.00 m2
Garage SqFt: No	Frntg X Depth: 16.2x36.62
Parking: 2/No Assigned Parking	Enclosed Prk:
Road Access: 	Land Use: R-C2
Front Exposure: Southeast	Tax Amt/Yr: \$3,964/2015
# Parcels: 	LI: 0
Acres Wtr Rghts: 	
HOA: No	Total Acres: 0.00

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED