

\$1,049,000 - 3206 Vercheres Street Sw, Calgary

MLS® #A2072342

\$1,049,000

3 Bedroom, 2.00 Bathroom, 1,383 sqft
Residential on 0.11 Acres

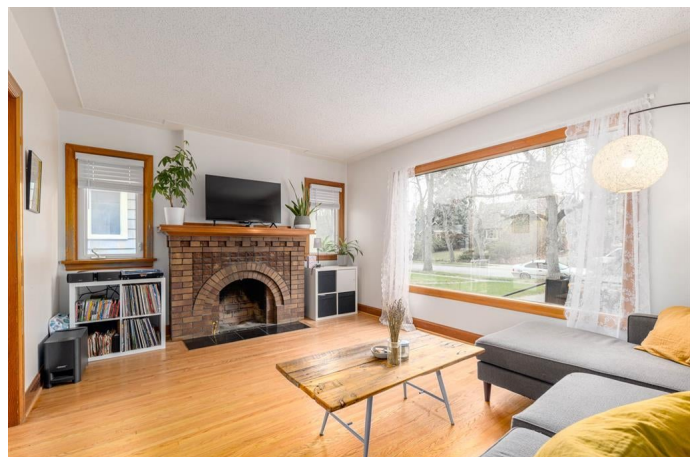
Upper Mount Royal, Calgary, Alberta

Welcome to 3206 Vercheres St, in the heart of Upper Mount Royal, one of Calgary's most prestigious neighbourhoods. Tucked away on a tree lined street, yet walking distance to the shops along 14th St, this home has so many options for its next owner. It's cute as a button, and move in ready if you are looking for an inner city character bungalow with all the charm of a 1930's build that is in excellent shape. Or, being a 40x120 lot, this could be the place you put your future dream home. The location is perfect for a custom build. Maybe buy and hold as a revenue property is your idea. No problem. This home rents out easily, and attracts premium clientele. We love it for the awesome original wood work, the heated front porch area, how great the back yard is, and the future potential. For more details, and to see our Narrated Walk Through Video tour as well as our 360 virtual tour, click the links below.

Built in 1932

Essential Information

MLS® #	A2072342
Price	\$1,049,000
Sold Price	\$965,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,383



Acres	0.11
Year Built	1932
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3206 Vercheres Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T3R5

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Level, Many Trees, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2023
Date Sold	October 30th, 2023

Days on Market	75
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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