

\$775,000 - 3403 Exshaw Road Nw, Calgary

MLS® #A2123471

\$775,000

5 Bedroom, 2.00 Bathroom, 1,292 sqft
Residential on 0.16 Acres

Banff Trail, Calgary, Alberta

Welcome to this Banff Trail large Bungalow on the corner Lot! Your children can walk to all levels of Schools. Great location for your growing family or Live Up Rent Down. Gleaming Hardwood Floors throughout the Main level except in the Kitchen and bathroom. Spacious Living Room with wood burning fireplace, and connects to the Dining Room. The kitchen was remodeled with white Kitchen cabinets. 3 Bedrooms on the Main level and one full bath. The Basement is fully developed with 2 more bedrooms, Kitchen, and a full bath. Common Laundry at the bottom of the stairs that can be shared by both up and down occupants. This has been a great family home for over 20 years, not a rental property. Ample parking along the sides and driveways, plus a Single detached garage. Desirable Inner City location close to William Aberhart High School, Banff Trail School, and the University of Calgary. Bus stop and C-Trian are only a quick 10-minute walk away. Easy access to Crowchild Trail.

Built in 1957

Essential Information

MLS® #	A2123471
Price	\$775,000
Sold Price	\$1,000,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,292
Acres	0.16
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3403 Exshaw Road Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4G3

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	April 18th, 2024
Days on Market	1
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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