

\$925,000 - 2175 Connaught Avenue, Halifax

MLS® #202311567

\$925,000

3 Bedroom, 2.00 Bathroom, 2,380 sqft

Residential on 0.11 Acres

4-A, Halifax, NS

A stunning property that embodies both elegance and functionality. This exquisite home boasts three bedrooms + loft, 1 full bath + 2 1/2 bath with potential for a full in the basement, a host of desirable features that make it a true gem. From the moment you arrive, the curb appeal & pride in ownership are evident. Step inside, and you'll find yourself in an upgraded chef's kitchen, complete with stainless steel appliances that will delight any culinary enthusiast. The kitchen also features an eat-in dining nook, providing a cozy space for casual meals & morning coffee. For more formal gatherings, a separate dining room awaits, ensuring ample space to entertain family and friends. The living room is an inviting retreat, enhanced by a propane fireplace that creates a warm & cozy ambiance during colder months. The garage, which has been converted, can easily be repurposed as a workshop, wine cellar, or cold room. Moreover, the flat roof over the rec room presents an exciting opportunity for an additional deck or a seamless addition. Venture up to the attic, and you'll discover a loft that provides a fantastic space for an additional rec room or a tranquil yoga retreat. This versatile area offers endless possibilities to personalize & create a space that suits your unique lifestyle. Conveniently located within walking distance to the vibrant Quinpool Road shopping district, within a short walking distance is the Halifax Commons, skating oval, splash park, new outdoor swimming pool and



walking distance to downtown waterfront where you can enjoy more amazing restaurants, theatre and amazing nightlife! Also situated in the highly sought-after Tupper school district. Exploring the backyard, you'll find a shed for storing outdoor equipment & a fully fenced yard. Basement is high and dry & has huge potential. For feline friends, a catio in the basement provides a safe & enclosed outdoor space for them to enjoy the fresh air while remaining protected.

Built in 1942

Essential Information

MLS® #	202311567
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	2,380
Acres	0.11
Year Built	1942
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 12th, 2023

Community Information

Address	2175 Connaught Avenue
Area	Halifax - Dartmouth
District	4-Halifax West
Sub-District	4-A
City	Halifax
County	Halifax
Province	NS
Postal Code	B3L 2Z2

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking	No Garage, Paved

Interior

Interior Features	High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Refrigerator, Wine Cooler
Heating	In Floor, Radiator
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2.5 Storey
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Sir Charles Tupper Elementary School
Middle	Halifax Central Junior High School
High	Citadel High School

Additional Information

Zoning	R1
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Listing Details

Listing Office	Royal LePage Atlantic (Dartmouth)
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