

**155 35 Street NW**  
**Calgary, Alberta**
**MLS # A2239108**

**\$999,900**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | Parkdale                              |               |                   |
| <b>Type:</b>     | Residential/House                     |               |                   |
| <b>Style:</b>    | 4 Level Split                         |               |                   |
| <b>Size:</b>     | 1,350 sq.ft.                          | <b>Age:</b>   | 1982 (43 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Front Drive, Single Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                             |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot |               |                   |

|                    |                                                    |                   |      |
|--------------------|----------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate, Linoleum, Marble, Tile | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle, Membrane                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry             |                   |      |

**Inclusions:** n/a

Welcome to the beautiful and desirable Parkdale, one of inner Calgary's most sought-after neighbourhoods. This RC-G zoned lot is ideally situated close to downtown, the River Walk, Foothills Hospital, the Children's Hospital, the University of Calgary, and all amenities. This property presents an exceptional opportunity. Whether you're considering building your dream home, undertaking redevelopment, or seeking an immediate rental, this property has it all. It boasts 3 bedrooms, 2 bathrooms, an open main floor area and one of the most charming neighbourhoods in the city. Opportunities like this are rare, so don't miss your chance to act now!