



DJ Golden
REAL ESTATE

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155 35 Street NW
Calgary, Alberta

MLS # A2239108



\$999,900

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

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Linoleum, Marble, Tile
Roof:	Asphalt Shingle, Membrane
Basement:	Full, Partially Finished
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

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!