

**724 35A Street NW**  
**Calgary, Alberta**
**MLS # A2252441**

**\$995,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway, Tandem		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** none

This exceptionally maintained up/down bungalow offers exceptional value and is truly move-in ready. Situated on a full 50x120 lot just steps from Foothills Hospital and the Arthur JE Child Comprehensive Centre, this property is ideal for buyers seeking a flexible living arrangement or a proven income generating investment. The upper level features two spacious bedrooms, warm hardwood flooring, a cozy gas fireplace, a bright 4pc bathroom with vanity counter and jetted tub, and both living and family room areas that create a welcoming and functional space. The lower level is a legal, registered one bedroom suite with a den, large windows that let in natural light, a full bathroom, and a thoughtfully designed layout that maximizes comfort and privacy. A separate side entrance leads to a shared laundry area, while fire and sound insulation between levels enhances peace of mind for both residents and tenants. The beautifully landscaped and fenced backyard offers privacy and charm, complemented by an oversized private tandem double detached garage with a driveway and is perfect for providing private parking for both units. Located within walking distance to the Bow River pathway system and close to downtown, the Children's Hospital, SAIT, the University of Calgary, and Market Mall, this property is ideally positioned for long term appreciation and strong rental demand. Whether you're looking to live up and rent down, accommodate extended family, or add a solid asset to your investment portfolio, this is a rare opportunity you won't want to miss.