



GRASSROOTS
REALTY GROUP

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720 34 Street NW
Calgary, Alberta

MLS # A2244031



\$975,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,000 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Laminate Counters		

Inclusions: All kitchen appliances, washer and dryer

720 34th is a solid 3 bedroom home on a 50 foot by 120 foot lot. Builders !! Rejoice. This is the perfect infill site in an excellent location facing a park. The street is full of newer infills on most of the lots and this site is an absolute winner. Call to see the home and the outstanding location for your future development .