



**GRASSROOTS**  
REALTY GROUP

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907 35A Street NW  
Calgary, Alberta

MLS # A2261434



**\$931,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Parkdale  |               |                   |
| <b>Type:</b>     | Residential/House                               |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,123 sq.ft.                                    | <b>Age:</b>   | 1957 (68 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street, Parking Pad, Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                       |               |                   |
| <b>Lot Feat:</b> | Back Yard                                       |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Mid Efficiency, Forced Air, Natural Gas           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Masonite, Mixed, Wood Frame, Wood Siding          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, No Smoking Home, Vinyl Windows |                   |      |

**Inclusions:** n/a

For more information, please click the "More Information" button. Fantastic inner-city opportunity in Parkdale NW—steps to Foothills Hospital and Memorial Drive, with quick access to the highway toward Banff. Set on a quiet, upper executive, tree-lined street, this flat lot sits in a land-use district. The home is older and features hardwood floors under the carpet, 4 bedrooms and 2 bathrooms in total with 3 bedrooms up, and a finished lower level that provides additional living space. Outside, enjoy a fenced yard and an oversized single garage—a great family location with excellent redevelopment potential.