



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

155 35 Street NW
Calgary, Alberta

MLS # A2282877



\$899,900

Division:	Parkdale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,350 sq.ft.	Age:	1982 (44 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	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Marble, Tile	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry		

Inclusions: None

The Parkdale "Golden Triangle" in Calgary is a desirable residential area within the Parkdale neighbourhood, situated near the Bow River and its pathways. Stunning riverfront views. With a mix of luxury, historic, and new infill homes, this excellent location provides easy access to downtown, the University of Calgary, and Foothills Hospital. The 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, two bathrooms, roof patio, 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!