

907 35A Street NW  
Calgary, Alberta

MLS # A2261434

\$931,000

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

|             |                                                   |            |      |
|-------------|---------------------------------------------------|------------|------|
| Heating:    | Mid Efficiency, Forced Air, Natural Gas           | Water:     | -    |
| Floors:     | Carpet, Hardwood, Laminate                        | Sewer:     | -    |
| Roof:       | Asphalt                                           | Condo Fee: | -    |
| Basement:   | Finished, Full, Suite                             | LLD:       | -    |
| Exterior:   | Masonite, Mixed, Wood Frame, Wood Siding          | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                   | Utilities: | -    |
| Features:   | 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.