ROBERT HART MOORE GRASSROOTS REALTY GROUP

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155 35 Street NW Calgary, Alberta

MLS # A2239108



\$999,900

Division:	Parkdale				
Type:	Residential/House				
Style:	4 Level Split				
Size:	1,350 sq.ft.	Age:	1982 (43 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				

Floors: Carpet, Hardwood, Laminate, Linoleum, Marble, Tile Roof: Asphalt Shingle, Membrane Condo Fee: - Basement: Full, Partially Finished LLD: - Exterior: Concrete, Vinyl Siding, Wood Frame Zoning: R-CG	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full, Partially Finished LLD: - Exterior: Concrete, Vinyl Siding, Wood Frame Zoning: R-CG	Floors:	Carpet, Hardwood, Laminate, Linoleum, Marble, Tile	Sewer:	-
Exterior: Concrete, Vinyl Siding, Wood Frame Zoning: R-CG	Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Consider, First Country, Count	Basement:	Full, Partially Finished	LLD:	-
	Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation: Poured Concrete Utilities: -	Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, Open Floorplan, Pantry

Inclusions: n/a

Welcome to the beautiful and desirable Parkdale, one of inner Calgary's most sought-after neighbourhoods. This 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, 2 bathrooms, 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!