



## 523 35A Street Calgary Alberta

\$799,900

Welcome to this charming bungalow in the heart of Parkdale! This beautiful home sits on a spacious lot offering an inviting front yard with mature landscaping and a welcoming front porch. Inside, you'll find a blend of classic character and modern upgrades, with 2 spacious main floor bedrooms, ample natural light, and a cozy living area. Good size dining room leads into the kitchen with stainless steel range and dishwasher. The basement has an illegal suite perfect for investors and owners alike featuring a kitchen, bedroom, living area and 4 piece bathroom. This home boasts three beautifully landscaped outdoor spaces, each thoughtfully designed for relaxation and recreation. Perfect for green thumbs and anyone who values private outdoor space, these distinct areas provide ample room for gardening, entertaining, or simply unwinding. A single detached garage with a private driveway provides convenient off street parking. The location of this property is unbeatable. Just minutes from downtown and steps to the Bow River path system, it offers convenient access to major routes and is within walking distance of both the Foothills Medical Centre and the Children's Hospital. A short stroll takes you to nearby parks, playgrounds, and even a community skating rink—ideal for outdoor activities year-round. (id:6769)

4pc Bathroom 5.08 Ft x 8.00 Ft

Bedroom 9.25 Ft x 12.00 Ft

Kitchen 10.92 Ft x 9.58 Ft

Laundry room 12.58 Ft x 13.17 Ft

Recreational, Games room 13.17 Ft x 18.83 Ft

Storage 12.67 Ft x 9.50 Ft

Storage 8.83 Ft x 9.25 Ft

3pc Bathroom 6.08 Ft x 8.75 Ft

Bedroom 11.50 Ft x 12.33 Ft

Dining room 9.83 Ft x 9.58 Ft

Kitchen 11.42 Ft x 13.17 Ft

Living room 12.50 Ft x 18.83 Ft

Primary Bedroom 11.58 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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(CENTRAL)**

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