



## 155 35 Street Calgary Alberta

\$899,900

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! (id:6769)

4pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 10.17 Ft x 10.08 Ft

Bedroom 12.58 Ft x 9.08 Ft

3pc Bathroom 12.08 Ft x 9.67 Ft

Primary Bedroom 12.08 Ft x 17.25 Ft

Recreational, Games room 12.08 Ft x 8.42 Ft

Furnace 12.58 Ft x 16.58 Ft

Dining room 9.08 Ft x 11.67 Ft

Kitchen 8.25 Ft x 11.67 Ft

Living room 12.50 Ft x 17.67 Ft

Listing Presented By:



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