

# \$999,900 - 155 35 Street Nw, Calgary

MLS® #A2239108

**\$999,900**

3 Bedroom, 2.00 Bathroom, 1,350 sqft  
Residential on 0.11 Acres

Parkdale, Calgary, Alberta

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!

Built in 1982

## Essential Information

MLS® #	A2239108
Price	\$999,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,350
Acres	0.11
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split



Status	Active
--------	--------

## Community Information

Address	155 35 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2Z2

## Amenities

Parking Spaces	4
Parking	Front Drive, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle, Membrane
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.