

# \$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 | 41              |
| Zoning         | R-CG            |

## Listing Details

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

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