

\$995,000 - 724 35a Street Nw, Calgary

MLS® #A2252441

\$995,000

3 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.14 Acres

Parkdale, Calgary, Alberta

This exceptionally maintained up/down bungalow offers exceptional value and is truly move-in ready. Situated on a full 50x120 lot just steps from Foothills Hospital and the Arthur JE Child Comprehensive Centre, this property is ideal for buyers seeking a flexible living arrangement or a proven income generating investment. The upper level features two spacious bedrooms, warm hardwood flooring, a cozy gas fireplace, a bright 4pc bathroom with vanity counter and jetted tub, and both living and family room areas that create a welcoming and functional space. The lower level is a legal, registered one bedroom suite with a den, large windows that let in natural light, a full bathroom, and a thoughtfully designed layout that maximizes comfort and privacy. A separate side entrance leads to a shared laundry area, while fire and sound insulation between levels enhances peace of mind for both residents and tenants. The beautifully landscaped and fenced backyard offers privacy and charm, complemented by an oversized private tandem double detached garage with a driveway and is perfect for providing private parking for both units. Located within walking distance to the Bow River pathway system and close to downtown, the Children's Hospital, SAIT, the University of Calgary, and Market Mall, this property is ideally positioned for long term appreciation and strong rental demand. Whether you're looking to live up and rent down, accommodate extended family, or add a



solid asset to your investment portfolio, this is a rare opportunity you won't want to miss.

Built in 1952

Essential Information

MLS® #	A2252441
Price	\$995,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	724 35a Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3A2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Driveway, Tandem
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Free Standing
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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