

# \$1,098,890 - 155 35 Street Nw, Calgary

MLS® #A2218759

**\$1,098,890**

3 Bedroom, 2.00 Bathroom, 1,345 sqft

Residential on 0.11 Acres

Parkdale, Calgary, Alberta

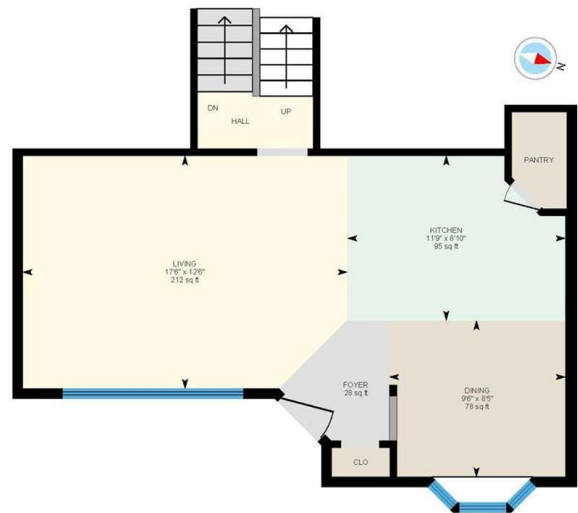
155 35 Street NW | Location Location Location  
| R-CG Level Lot With A Back Lane In The  
Heart Of Parkdale |  
Conveniently Located In The Desirable  
Community Of Parkdale | On A Quiet Street  
With Easy Access To All Major Arteries | Close  
To Downtown, Foothills Hospital, Alberta  
Cancer Centre, Cumming School of Medicine,  
Children's Hospital, University of Calgary  
& SAIT | Enjoy A Short Stroll To Nearby Parks,  
Playgrounds, Community Skating Rink, & Bow  
River Pathways | Shopping Options Are  
Plentiful With Market Mall, University District &  
Kensington Just Minutes Away.

Built in 1982

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218759      |
| Price          | \$1,098,890   |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,345         |
| 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        | Alley Access, Driveway, Front Drive, Single Garage Detached, Garage Faces Rear |
| # of Garages   | 1                                                                              |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Pantry                                                             |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Partially Finished                                           |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle, Membrane, Other                         |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 7              |
| Zoning         | R-CG           |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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