



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**523 35A Street, Calgary T2N3A1**

MLS®#: **A2176140**

Area: **Parkdale**

Listing Date: **11/07/24**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1952**

Finished Floor Area  
Abv Sqft: **1,010**  
Low Sqft:  
Ttl Sqft: **1,010**

Lot Information

Lot Sz Ar: **5,295 sqft**  
Lot Shape:

DOM

**14**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Triangular Lot,Corner Lot**  
Park Feat: **Driveway,Garage Faces Front,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Fire Pit**

Construction: **Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`1" x 8`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 9`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 18`10"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`1" x 8`0"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`11" x 9`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`2" x 18`10"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`10" x 9`3"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 12`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 13`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 13`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`3" x 12`0"</b>
<b>Laundry</b>	<b>Basement</b>	<b>12`7" x 13`2"</b>
<b>Storage</b>	<b>Basement</b>	<b>12`8" x 9`6"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**8321AF**

Remarks

Pub Rmks: **Welcome to this charming bungalow in the heart of Parkdale! This beautiful home sits on a spacious lot offering an inviting front yard with mature landscaping and a welcoming front porch. Inside, you'll find a blend of classic character and modern upgrades, with 2 spacious main floor bedrooms, ample natural light, and a cozy living area. Good size dining room leads into the kitchen with stainless steel range and dishwasher. The basement has an illegal suite perfect for investors and owners alike featuring a kitchen, bedroom, living area and 4 piece bathroom. This home boasts three beautifully landscaped outdoor spaces, each thoughtfully designed for relaxation and recreation. Perfect for green thumbs and anyone who values private outdoor space, these distinct areas provide ample room for gardening, entertaining, or simply unwinding. A single detached garage with a private driveway provides convenient off street parking. The location of this property is unbeatable. Just minutes from downtown and steps to the Bow River path system, it offers convenient access to major routes and is within walking distance of both the Foothills Medical Centre and the Children's Hospital. A short stroll takes you to nearby parks, playgrounds, and even a community skating rink—ideal for outdoor activities year-round.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









