



\$ 649,900.00

2811 35 STREET SW CALGARY

<https://paulbrinton.com>

Fantastic Land value 50x120, mature trees, west lot surrounded by multimillion dollar homes. Solid bungalow with 3 bedroom suite up and 2 bedrooms with illegal basement suite down. 2 kitchens, hardwood, Long driveway and plenty of green space.

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1159610

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-12-01 17:57:14

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/19/21

Lot size: 5996 sq ft

Year built: 1953

Parking: Driveway, Off Street

PROPERTY FEATURES

Total Parking: 3

Community Features: Schools
Nearby, Shopping Nearby

Fencing: Partial

Cooling: None

Interior Features: See Remarks

Roof Type: Asphalt Shingle

Flooring: Hardwood, Laminate, Tile, Vinyl

Exterior Features: Fire Pit

District: CAL Zone CC

Inclusions: 2nd Electric stone, 2nd
refrigerator

Lot Features: Back Yard, Few Trees, Street
Lighting, Rectangular Lot

Heating Type: Forced Air, Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full, Suite

Laundry features: In Basement

Transaction Type: For Sale

Levels: One

Zoning: DC (pre 1P2007)

List Price Square Foot: \$ 640.93



Photo Count: 28

Construction Materials: Aluminum Siding
,Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric
Stove,Range Hood,Refrigerator,Washer

Subdivision Name: Killarney/Glengarry

Lot Size Acres: 0.14

Rooms Above Grade: 6

Suite: Suite - Illegal

Frontage Metres: 15.2M 49`10"

Living Area SF: 1014.00

Structure Type: House

Restrictions: None Known

