



\$ 640,000.00

## 35 34 AVENUE SW CALGARY

<https://paulbrinton.com>

HELLO, GORGEOUS! Welcome home to 35 34 AVE SW in the desirable Calgary community of Parkhill. Your future development awaits at one of the highest development points in Parkhill. Set on a beautiful street, and surrounded by luxury homes throughout the community, take advantage of this corner lot Zoned R-C2...

- 3 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1134441

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-30 21:20:18

**Bathrooms:** 1

**Bedrooms Above Grade:** 3

**Date added:** 08/18/21

**Lot size:** 5791 sq ft

**Year built:** 1908

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Fire Pit,Private Yard

**District:** CAL Zone CC

**Interior Features:** Crown Molding

**Roof Type:** Asphalt Shingle

**Total Parking:** 3

**Flooring:** Carpet,Hardwood,Linoleum

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Front Yard

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 511.41



**Photo Count:** 11

**Rooms Above Grade:** 6

**Construction Materials:** Concrete,Wood  
Frame,Wood Siding

**Suite:** No

**Foundation:** Block

**Frontage Metres:** 76.69M 251`7"

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Microwave,Range  
Hood,Refrigerator,Washer,Window Coverings

**Living Area SF:** 1271.00

**Subdivision Name:** Parkhill

**Structure Type:** House

**Lot Size Acres:** 0.13

**Restrictions:** None Known

