



\$ 570,000.00

453 35 AVENUE NW CALGARY

<https://paulbrinton.com>

Here is the AMAZING opportunity to purchase a property @ great location with redevelopment potential... Situated on a big sub dividable R-C2 corner lot with potential to re-zone (possibly to accommodate higher density for commercial / mixed use) .. This bungalow features, kitchen, living room & 2 Bedrooms and hardwood...

- 2 beds
- 1 bath
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1129908

Type: Detached

Bedrooms: 2

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-10-14 14:03:05

Bathrooms: 1

Bedrooms Above Grade: 2

Date added: 10/14/21

Lot size: 5996 sq ft

Year built: 1949

Parking: Single Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Hardwood,Laminate

Exterior Features: Other,Private Yard

District: CAL Zone CC

Interior Features: Ceiling Fan(s)

Roof Type: Asphalt Shingle

Total Parking: 2

Community Features: Sidewalks

Fencing: Fenced

Cooling: None

Lot Features: Back Lane,Level

Heating Type: Forced Air

PROPERTY INFORMATION

Basement: Full, Unfinished

Laundry features: Lower Level

Transaction Type: For Sale

Photo Count: 16

Levels: One

Zoning: R-C2

List Price Square Foot: \$ 703.70

Rooms Above Grade: 4



Construction Materials: Stucco,Wood
Frame

Foundation: Poured Concrete

Appliances: Dryer,Electric
Stove,Refrigerator,Washer

Subdivision Name: Highland Park

Lot Size Acres: 0.14

Suite: No

Frontage Metres: 15.24M 50`0"

Living Area SF: 810.00

Structure Type: House

Restrictions: Airspace Restriction

