



\$ 640,000.00

## 457 35 AVENUE NW CALGARY

<https://paulbrinton.com>

Here is the AMAZING opportunity to purchase a property @ great location with redevelopment potential... Situated on a huge sub dividable R-C2 corner lot (63 x 120 ft.) with potential to re-zone (possibly to accommodate higher density for commercial / mixed use) .. This bungalow features, kitchen, living room with...

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1129213

**Type:** Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-09-10 21:45:08

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 07/26/21

**Lot size:** 7535 sq ft

**Year built:** 1951

**Parking:** Additional Parking, Driveway,  
Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Hardwood,Laminate,Linoleum

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Interior Features:** No Animal Home,No  
Smoking Home

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

**Community Features:** Schools  
Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

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

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** One

**Zoning:** R-C2

**List Price Square Foot:** \$ 680.85



**Photo Count:** 20

**Unit Exposure:** N

**Suite:** Suite - Illegal

**Frontage Metres:** 19.32M 63`5"

**Living Area SF:** 940.00

**Structure Type:** House

**Rooms Above Grade:** 4

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

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Refrigerator,Washer

**Subdivision Name:** Highland Park

**Lot Size Acres:** 0.17

