



**527 35A Street NW**  
**Calgary, Alberta**

**MLS # A2299242**



**\$865,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, See Remarks		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerators(2), Stove (2) Dishwasher (2) Hoodfan (2) Washer,

Ideally located on a beautiful, tree-lined street in the highly sought-after community of Parkdale NW, this property offers an outstanding opportunity for investors, developers, or future homeowners. Just steps from Foothills Hospital and Memorial Drive, and within walking distance to the Bow River pathway system, the location is hard to beat. The home is move-in ready for new owners and is currently fully rented with excellent tenants, making it an ideal holding property or redevelopment opportunity in this established estate-style neighborhood. The main floor features three generously sized bedrooms, a full bathroom, and a large kitchen with an eating area&mdash;perfect for comfortable everyday living. The illegal basement suite, complete with a separate side entrance, offers a spacious living area with a gas fireplace, kitchen with custom maple cabinetry, a three-piece bathroom, and two large bedrooms. An additional living space or recreation room&mdash;currently used as a home office&mdash;adds flexibility and value. The shared laundry area is conveniently located in a common space. Outside, the fully fenced lot includes garden beds and a double detached garage, with a driveway that provides ample additional parking for both units. Ideally positioned close to downtown, Alberta Children&rsquo;s Hospital, SAIT, the University of Calgary, and Market Mall, this property offers strong long-term appreciation potential and consistent rental demand. Whether you&rsquo;re looking to live upstairs and rent below, accommodate extended family, or add a solid asset to your investment portfolio, this is a rare inner-city opportunity you won&rsquo;t want to miss.