587-777-7276
yuri@grassrootsrealtygroup.ca

3432 3 Avenue NW
Calgary, Alberta

MLS # A2303567

$699,900

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	787 sq.ft.	**Age:**	1952 (74 yrs old)
Beds:	3	**Baths:**	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters		

Inclusions: N/A

You’ll want to check this OPPORTUNITY out! R-CG ZONING! 3 Bed, 2 Bath Bungalow in Parkdale! Great Investment, Close to shopping, amenities, the Foothills Hospital as well as the river! Mature lot in the heart of Parkdale! Upstairs boasts a bright kitchen and dining room, good size living room and 2 bedrooms. The Primary has plenty of storage and is near the 4 Piece main floor bathroom. Downstairs the tenant has an open concept kitchen and recreation room as well as a large bedroom with great storage and a large 3 piece bathroom! There is a shed in the mature backyard that could be used for a workshop or storage. Take in the history of this community and home while being close to modern amenities and the river. Come check out this property today!

Copyright (c) 2026 Yuri Smith. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.