

# \$459,900 - 902 35 Street Se, Calgary

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MLS® #A2229544

## \$459,900

1 Bedroom, 1.00 Bathroom, 900 sqft

Residential on 0.12 Acres

Albert Park/Radisson Heights, Calgary, Alberta

ATTENTION ALL DEVELOPERS, BUILDERS & INVESTORS! Here is the exceptional opportunity that you have been searching for. This is a HUGE 41' x 130' zoned R-CG corner lot in Alberta park. Already zoned for row housing. AMAZING! Close to all levels of schools and tennis court. Easy access to Memorial, Deerfoot trail and downtown. There are infills already in the street. SELLER IS MOTIVATED!

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2229544    |
| Price          | \$459,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 900         |
| Acres          | 0.12        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 902 35 Street Se             |
| Subdivision | Albert Park/Radisson Heights |



|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2A 1A5 |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 8                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                          |
|-------------------|--------------------------|
| Interior Features | Bathroom Rough-in        |
| Appliances        | None                     |
| Heating           | Forced Air               |
| Cooling           | None                     |
| Has Basement      | Yes                      |
| Basement          | Full, Partially Finished |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Few Trees, Rectangular Lot, Corner Lot |
| Roof              | Asphalt  |
| Construction      | Stucco   |
| Foundation        | Brick/Mortar   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 7               |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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