

# \$749,999 - 427 35 Avenue Nw, Calgary

MLS® #A2221951

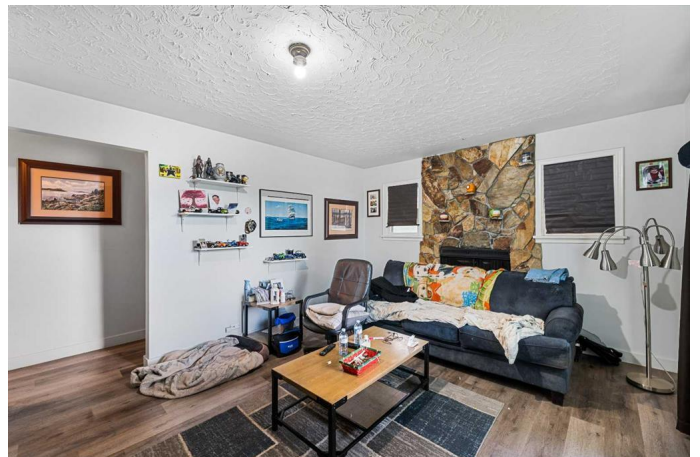
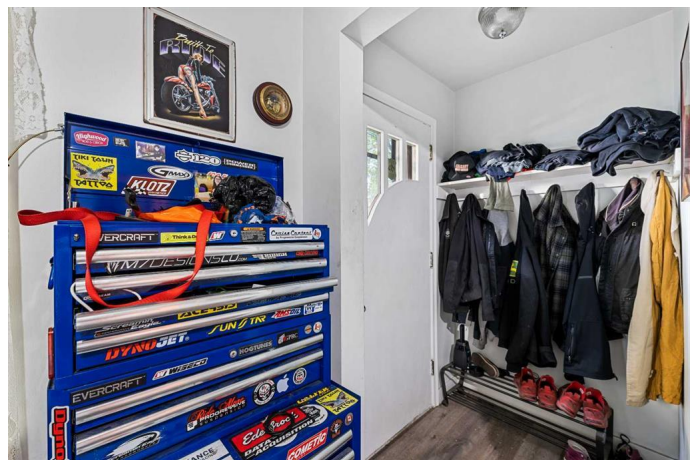
**\$749,999**

3 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

50 Ft x 120 Ft Property | 5,995 SqFt Lot | Incredible Location | Steps Away from Queen's Park Greenspace & Walking Paths | South Backyard | Close to CBE James Fowler & Buchanan School | Bungalow | 3 Bedrooms | 2 Baths | Studio Basement Suite(illegal) | Massive Backyard | Double Detached Garage | Rear Lane | Front Driveway/Parking Pad | Close to All Transit | Quick Commute to Downtown. Welcome to 427 35 Avenue NW; a property with an incredible location of inner city NW Calgary surrounded by amenities in a family friendly neighbourhood. This 3 bed 2 bath bungalow has a studio basement suite(illegal) with a separate entry. The main level opens to the front living room which has a wood burning fireplace with a floor to ceiling stone accent wall behind. The main level kitchen has great cabinet storage and a dining nook. The 3 main level bedrooms are all a great size and share the main 4pc bath with a tub/shower combo. Downstairs, the studio basement suite(illegal) has a separate entry through the rear of the home. The studio basement kitchen has ample cabinet storage. The basement rec room is a studio layout where the rec room is the flex space for a bedroom/living space. The laundry for this home is located in the shared space in the basement. The utility room is accessible to both the main and basement levels. Outside, this home has a concrete patio, massive lawn space and detached double garage. The double detached garage has an extended front



driveway that allows for additional parking. This home is steps away from 4 St NW and Centre St making it an easy commute to downtown. The neighbourhood has multiple transit points that head to all parts of the city too. Hurry and book a showing at this home today!

Built in 1949

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221951    |
| Price          | \$749,999   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 920         |
| Acres          | 0.14        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 427 35 Avenue Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0C2          |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                       |

### Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Laminate Counters, Separate Entrance, Storage |
|-------------------|-----------------------------------------------|

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Appliances      | Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating         | Forced Air                                                     |
| Cooling         | None                                                           |
| Fireplace       | Yes                                                            |
| # of Fireplaces | 1                                                              |
| Fireplaces      | Wood Burning                                                   |
| Has Basement    | Yes                                                            |
| Basement        | Exterior Entry, Finished, Full, Suite                          |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                    |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 69             |
| Zoning         | R-CG           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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