

\$759,500 - 4316 35 Avenue Sw, Calgary

MLS® #A2170308

\$759,500

5 Bedroom, 2.00 Bathroom, 984 sqft
Residential on 0.13 Acres

Glenbrook, Calgary, Alberta

**** ATTENTION DEVELOPERS, INVESTORS & BUILDERS,.. WHAT A GOLDEN OPPORTUNITY ON THIS R-CG END LOT IN THE COMMUNITY OF GLENBROOK!! ****

4316-35 AVENUE SW ** This 984 sq/ft home with fully finished basement featuring 5 bedrooms, a large developed basement with potential, a 31' x 19' full oversized double detached garage, a fenced back yard with deck, patio, landscaping and a garden. Also featured, original oak hardwood flooring, full kitchen with sliding deck doors, three main floor bedrooms w/full bathroom, two additional bedrooms in the basement w/full bathroom, loads of storage, newer Coleman hi-efficiency furnace, Bradford & White hot water heater, and more. Close to Richmond Road, schools, playgrounds, access to Westhills, Grey Eagle Casino, the Stony Trail ring road to the mountains and minutes to the C train to downtown. Don't delay, **BUILD YOUR VISION ON THIS PARCEL OF LAND** and take advantage of this gem today!

Built in 1959

Essential Information

MLS® #	A2170308
Price	\$759,500
Sold Price	\$825,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	984
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4316 35 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1B1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, Oversized

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	ENERGY STAR Qualified Equipment, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot, Lawn, Garden, Landscaped, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 7th, 2024
Days on Market	3
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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