

# \$449,900 - 902 35 Street Se, Calgary

MLS® #A2229544

**\$449,900**

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	\$449,900
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, Corner Lot, Few Trees, Rectangular Lot
Roof	Asphalt
Construction	Stucco
Foundation	Brick/Mortar

### Additional Information

Date Listed	June 11th, 2025
Days on Market	20
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
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