

**720 34 Street NW**  
**Calgary, Alberta**

**MLS # A2244031**



**\$975,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Laminate Counters		

**Inclusions:** All kitchen appliances, washer and dryer

720 34th is a solid 3 bedroom home on a 50 foot by 120 foot lot. Builders !! Rejoice. This is the perfect infill site in an excellent location facing a park. The street is full of newer infills on most of the lots and this site is an absolute winner. Call to see the home and the outstanding location for your future development .