



GRASSROOTS
REALTY GROUP

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205, 1723 35 Street SE
Calgary, Alberta

MLS # A2221340



\$245,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	986 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 695
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo ideally situated just minutes from downtown Calgary. Nestled on the 2nd floor of a secure, well-managed building, this bright and spacious unit offers exceptional value, modern comfort and unbeatable convenience. Inside, you'll find gorgeous hardwood flooring throughout and an open concept layout designed for both everyday living and entertaining. The living room seamlessly extends to a private balcony overlooking a quiet courtyard, perfect for morning coffee or evening relaxation. The balcony is accessible from both the main living area and the master bedroom, which features its own ensuite. The 2nd bedroom provides flexible space for guests, a home office or hobby room, while the 2nd full bathroom adds extra convenience. Enjoy walkable access to schools, shopping, restaurants, public transit and major roadways... everything you need is right at your doorstep.