



GRASSROOTS
REALTY GROUP

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1522 35 Street SE
Calgary, Alberta

MLS # A2257595



\$475,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Upstairs: Dryer, Dishwasher, Electric Fireplace x2, Electric Stove, Hood Fan, Microwave, Refrigerator, Washer, Window Coverings
Basement: Electric Fireplace, Electric Stove, Refrigerator

Discover the perfect blend of charm, convenience, and opportunity with this two-storey home offering more than 1,500 square feet of developed living space just minutes from downtown Calgary. Ideal for first-time home buyers, it's located close to transit, shopping, city amenities, and everything the downtown has to offer, making daily life a breeze. Step inside to a welcoming main floor where an upgraded kitchen features quartz countertops, stainless steel appliances, and ample room to make meal prep a delight. The cozy living area is highlighted by a wood-burning fireplace, creating a warm and inviting atmosphere. Upstairs, you'll find two spacious bedrooms and a full bathroom, including a primary suite that features its own private balcony — the perfect retreat for morning coffees or evening downtime. The developed basement includes an illegal studio suite, offering flexible space for guests, hobbies, or the potential of a future mortgage helper (if brought up to code). Additional electric fireplaces add warmth and character throughout the home. With off-street parking and a low-maintenance backyard, this property is designed for convenience and value. Whether you're looking to enter the market or invest in future potential, this home is a smart step toward building equity in a fantastic location.