



GRASSROOTS
REALTY GROUP

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2210 35 Street SE
Calgary, Alberta

MLS # A2267550



\$485,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	951 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: living rom coffee table and couch

Prime Southview Property with Income Potential! This bungalow offers incredible value with 5 total bedrooms, a separate illegal basement suite, and a few recent updates. Upstairs features 3 bright bedrooms, updated luxury vinyl plank flooring, and a kitchen equipped with brand-new stainless steel appliances. The lower level is fully suited (illegal) with 2 bedrooms, a newly renovated bathroom, and a private entrance—ideal for generating rental income or multi-generational living. The roof is only 4 years old, providing peace of mind for years to come. Located in the established SE community of Southview, you'll appreciate quick access to Downtown, Deerfoot, and International Avenue, plus nearby amenities like Elliston Park, Slater Park, schools, and transit. Whether you're looking to live up and rent down or add to your portfolio, this is a prime investment opportunity in one of Calgary's most underrated inner-city neighbourhoods.