



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2808 35 Street SW
Calgary, Alberta

MLS # A2272557



\$839,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Killarney/Glengarry | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,256 sq.ft. | Age: | 1955 (71 yrs old) |
| Beds: | 6 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Treed | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, French Door, No Smoking Home, See Remarks, Storage, Vinyl Windows | | |

Inclusions: Note: Appliances in basement Kitchenette are included

Step into timeless charm with this elegant 1950s bungalow, rich in character and thoughtfully updated for modern living. Offering an impressive 1,256 sq. ft. on the main level, this spacious, fully developed home welcomes you with a bright foyer and beautiful French doors that open into an expansive living room and formal dining space. Original hardwood floors flow throughout, enhancing the home's classic appeal. The main level features three comfortable bedrooms and a beautifully refreshed bathroom. The updated kitchen is a standout, showcasing attractive cabinetry with convenient pull-outs, quartz countertops, and a cozy breakfast nook overlooking the tranquil, private fully fenced backyard. Enjoy the changing seasons, especially the Larch that turns a stunning golden-yellow in the fall! Downstairs, the fully developed basement offers exceptional versatility with three additional bedrooms, a full bathroom, and a warm, inviting family room complete with a freestanding gas fireplace. The bonus kitchenette provides the perfect space for your culinary creativity. You will appreciate all the extra storage space! Over the years, this home has seen numerous important updates, including windows, custom blinds, furnace, hot water tank, the addition of a double detached garage (built 2018 with permits) and so much more! Situated in a prime location close to schools, shopping, transit, and major roadways, this home offers a wonderful opportunity to enjoy the benefits of an established inner-city community undergoing vibrant revitalization. Classic elegance meets modern convenience—this is one you won't want to miss!