



2521 35 Street SE
Calgary, Alberta

MLS # A2273670



\$519,900

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,070 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: na

Discover the charm of Southview, one of Calgary's most underrated inner-city communities! This well-maintained home offers unbeatable affordability and functionality. The main floor boasts three generous bedrooms, a full bathroom, and a bright living area that welcomes natural light throughout the day. The partially finished basement adds great flexibility, featuring a spacious rec room, laundry area, storage, and room for future customization—whether you envision a home gym, media space, or additional living area. Outside, the west-facing backyard provides the perfect setting for sunny afternoons and peaceful evenings. With a single detached garage and a large lot, there's ample room for parking, play, and outdoor enjoyment. Ideally located in a quiet, family-friendly neighbourhood, this home is steps from shopping, schools, parks, and public transit, and offers quick access to major roads and downtown Calgary. Whether you're a first-time buyer, downsizer, or investor, this home presents an outstanding opportunity in a convenient inner-city location.