



GRASSROOTS
REALTY GROUP

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

902 35 Street SE
Calgary, Alberta

MLS # A2278526



\$549,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Albert Park/Radisson Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 872 sq.ft. | Age: | 1959 (67 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Cleared, Corner Lot, Few Trees, Fruit Trees/Shrub(s), | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CG |
| Foundation: | Brick/Mortar | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage | | |

Inclusions: Dishwasher x2, Refrigerator x2, Microwave Hood Fan x2, Electric Stove x2, shed "as is"

The search is Over! Calling all investors and savvy home buyer to this charming five-bedroom, two-bathroom home that sits proudly on a huge corner lot in the heart of Alberta Park. This newly renovated 1,590 square foot gem offers the perfect blend of comfort and functionality for growing families. Whether you are a builder, investor or family looking for your next property, this is it. It is very well located with lots of infills and development all around it. Step inside to an open concept living area that opens unto a grand kitchen with brand new stainless steel appliances, making meal preparation a breeze perfect for your family or for entertaining. This level is complete with a bathroom, a separate laundry space and 3 good sized bedrooms. Go on down to the basement complete with an illegal basement suite perfect for a mortgage helper or for the in-laws. The basement suite is also complete with brand new stainless steel appliances. The home features mostly updated windows that flood the space with natural light while keeping energy costs in check. The thoughtfully designed layout includes separate laundry spaces, for you and your mortgage helper. No more Shared Laundry. The basement presents excellent potential for rental income, offering flexibility for a mortgage helper with the fully equipped kitchen and 2 bedroom or simply extra space for extended family. Outside, the expansive corner lot provides endless possibilities for gardening enthusiasts, complete with a magnificent big apple tree that delivers fresh fruit right to your backyard. The generous outdoor space is perfect for children's play areas, entertaining guests, or simply enjoying Calgary's beautiful seasons. Convenience defines this location. Multiple schools sit within walking distance, including Father Lacombe High School just steps away. The community tennis court offers recreational opportunities right in

your neighborhood, while Marlborough Mall provides shopping convenience nearby. Public transit access ensures easy commuting throughout the city. This property combines practical features with lifestyle benefits in an established neighborhood. The corner lot positioning offers enhanced privacy while maintaining the friendly community atmosphere Alberta Park is known for. Whether you're seeking a family home or investment opportunity, this property delivers both comfort and potential in equal measure.