



**311, 1715 35 Street SE**  
**Calgary, Alberta**

**MLS # A2191737**



**\$279,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 694
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Discover the perfect blend of comfort and style in this spacious 980 square foot apartment, featuring 2 bedrooms and 2 bathrooms. This thoughtfully designed unit has been meticulously cared for and offers an inviting open-concept living area that is perfect for entertaining or simply relaxing after a long day. The cozy fireplace adds warmth and charm to the living space, creating the ideal setting for those chilly evenings. The kitchen seamlessly connects to the dining and living areas, making it easy to host gatherings with family and friends. The primary bedroom is a serene retreat with a private ensuite bathroom, offering both convenience and privacy, with its own door to the spacious balcony. The second bedroom, generously sized, is located next to the second full bathroom, perfect for guests or as a home office. Step outside onto the private balcony, an ideal spot to enjoy your morning coffee or unwind with a glass of wine in the evening. The unit also includes in-suite laundry for added convenience. Why rent when you can own! Schedule your viewing today and experience all that this wonderful property has to offer.