

# \$475,000 - 1522 35 Street Se, Calgary

MLS® #A2257595

**\$475,000**

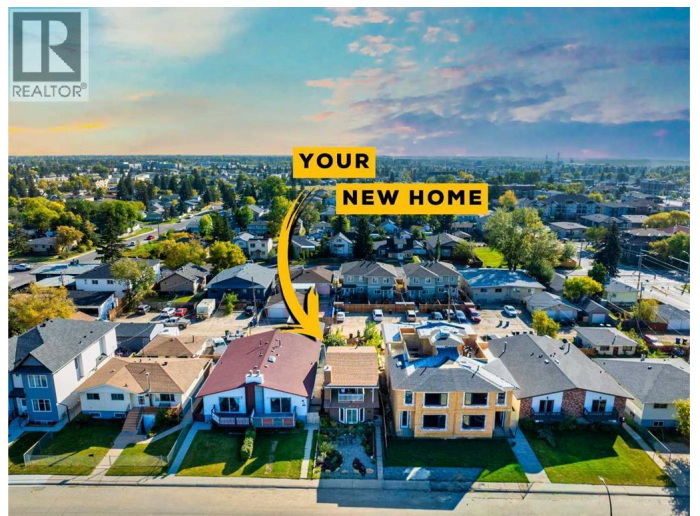
2 Bedroom, 2.00 Bathroom, 1,055 sqft

Single Family on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Discover the perfect blend of charm, convenience, and opportunity with this two-storey home offering more than 1,500 square feet of developed living space just minutes from downtown Calgary. Ideal for first-time home buyers, it's located close to transit, shopping, city amenities, and everything the downtown has to offer, making daily life a breeze. Step inside to a welcoming main floor where an upgraded kitchen features quartz countertops, stainless steel appliances, and ample room to make meal prep a delight. The cozy living area is highlighted by a wood-burning fireplace, creating a warm and inviting atmosphere. Upstairs, you'll find two spacious bedrooms and a full bathroom, including a primary suite that features its own private balcony – the perfect retreat for morning coffees or evening downtime. The developed basement includes an illegal studio suite, offering flexible space for guests, hobbies, or the potential of a future mortgage helper (if brought up to code). Additional electric fireplaces add warmth and character throughout the home. With off-street parking and a low-maintenance backyard, this property is designed for convenience and value. Whether you're looking to enter the market or invest in future potential, this home is a smart step toward building equity in a fantastic location. (id:6289)

Built in 1979



## Essential Information

Listing #	A2257595
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,055
Acres	0.07
Year Built	1979
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	1522 35 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
Province	Alberta
Postal Code	T2A1B3

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	3
Parking	Other

## Interior

Appliances	See remarks
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	4
# of Stories	2
Basement	Suite

## Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Wood

## Listing Details

Listing Office

Real Broker



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Listing information last updated on October 14th, 2025 at 10:01am PDT