$545,000 - 2210 35 Street Se, Calgary

MLS® #A2244820

$545,000
4 Bedroom, 1.00 Bathroom, 951 sqft
Residential on 0.00 Acres

Southview, Calgary, Alberta

Prime Southview Property with Income Potential! This charming and solidly maintained bungalow offers incredible value with 5 total bedrooms, a separate basement suite, and plenty of recent updates. Upstairs features 3 bright bedrooms, updated luxury vinyl plank flooring, and a kitchen equipped with brand-new stainless steel appliances. The lower level is fully suited (illegal) with 2 bedrooms, a newly renovated bathroom, and a private entranceâ€”ideal for generating rental income or multi-generational living. The roof is only 4 years old, providing peace of mind for years to come.

Located in the established SE community of Southview, you'll appreciate quick access to Downtown, Deerfoot, and International Avenue, plus nearby amenities like Elliston Park, Slater Park, schools, and transit. Whether youâ€™re looking to live up and rent down or add to your portfolio, this is a prime investment opportunity in one of Calgaryâ€™s most underrated inner-city neighbourhoods.

Built in 1958

Essential Information

MLS® #	A2244820
Price	$545,000
Bedrooms	4
Bathrooms	1.00

Full Baths	1
Square Footage	951
Acres	0.00
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2210 35 Street Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0X1

Amenities

Parking Spaces	1
Parking	None

Interior

Interior Features	Kitchen Island, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	2

Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty

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