

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

MLS® #A2257595

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,055 sqft  
Residential on 0.07 Acres

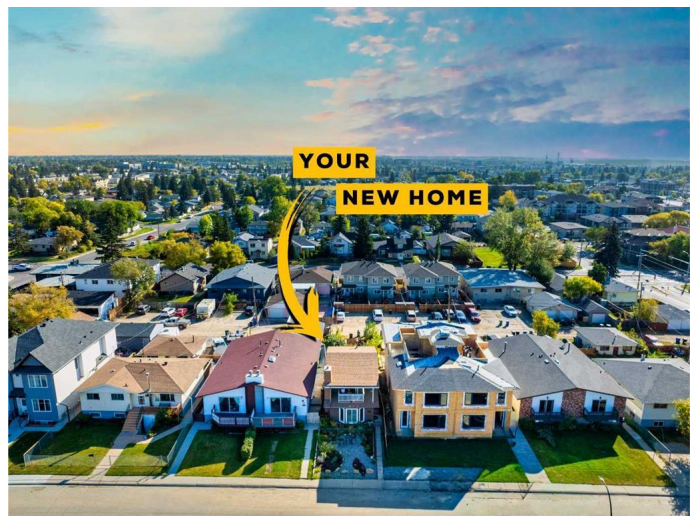
Albert Park/Radisson Heights, Calgary, Alberta

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.

Built in 1979

### **Essential Information**

MLS® #	A2257595
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1522 35 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1B3

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Wood Burning

Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	September 26th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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