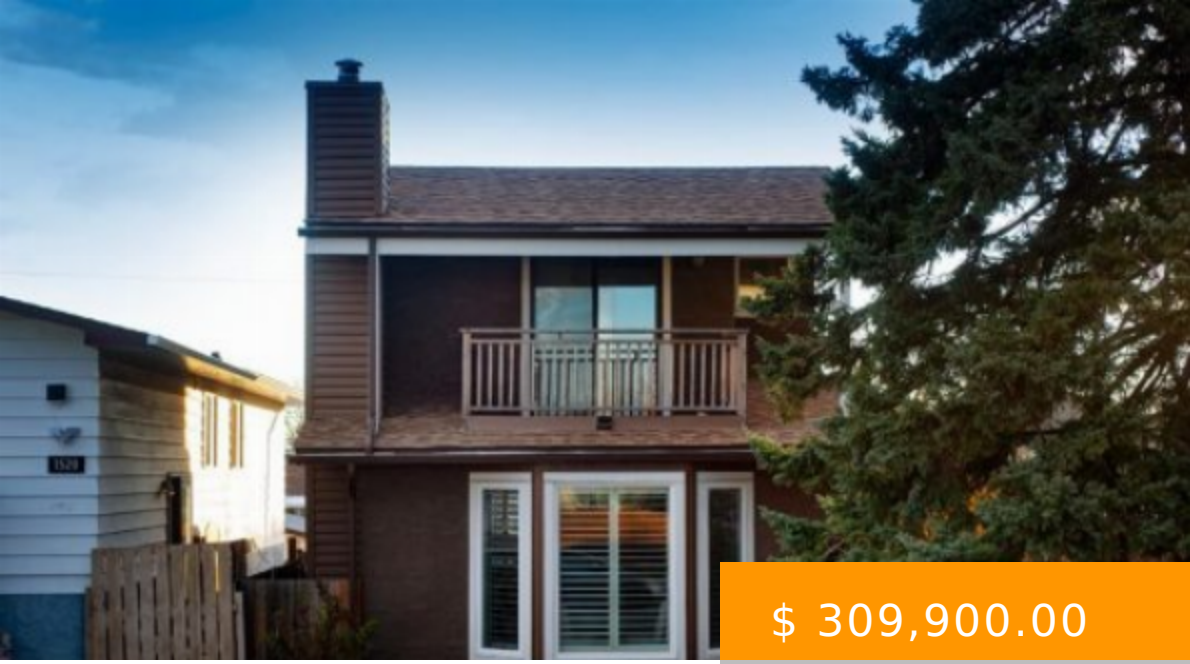


$ 309,900.00

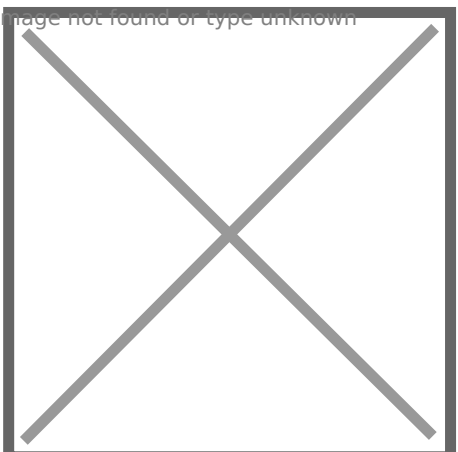
# 1522 35 STREET SE CALGARY

https://paulbrinton.com

This well-maintained 2 storey home is perfect for a young family or a SAVVY Investor. Move right in and have peace of mind as all the expensive things are done! Fabulous location on a quiet street with quick access to 17th Avenue, 36th Street and Deerfoot Trail and only a...

- 2 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1155463

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 15:34:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/27/21

**Lot size:** 3251 sq ft

**Year built:** 1979

**Parking:** Off Street, Parking Pad

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Laminate

**Community Features:** Park,Schools Nearby,Playground,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Ceiling Fan(s),See Remarks,Separate Entrance

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Fire Pit

**District:** CAL Zone E

**Inclusions:** Electric Stove in Basement, Refrigerator in Basement

**Lot Features:** Back Lane,Back Yard

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Common Area, Main Level

**Zoning:** R-CG

**Transaction Type:** For Sale

**List Price Square Foot:** $ 280.98

**Photo Count:** 32

**Rooms Above Grade:** 5

**Construction Materials:** Stucco,Vinyl Siding,Wood Frame

**Suite:** Suite - Illegal

**Foundation:** Wood

**Frontage Metres:** 7.62M 25`0"

**Appliances:** Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings

**Living Area SF:** 1102.94

**Subdivision Name:** Albert Park/Radisson Heights

**Structure Type:** House

**Lot Size Acres:** 0.07

**Restrictions:** Airspace Restriction

