



\$ 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

**Transaction Type:** For Sale

**Photo Count:** 32

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

**Foundation:** Wood

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

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

**Lot Size Acres:** 0.07

**Zoning:** R-CG

**List Price Square Foot:** \$ 280.98

**Rooms Above Grade:** 5

**Suite:** Suite - Illegal

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

**Living Area SF:** 1102.94

**Structure Type:** House

**Restrictions:** Airspace Restriction

