

1327B 35 Street SE
Calgary, Alberta

MLS # A2166625



\$559,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	842 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island		

Inclusions: Range Hood, Electric Range, Refrigerator

FULLY RENOVATED!! - OVER 1500 SQFT LIVEABLE SPACE, ILLEGAL SUITE SEPARATE ENTRY/LAUNDRY, 2 CAR GARAGE, BACK YARD/LANE, 4 BEDS, 2 BATHS - Welcome to this beautifully done home that is a perfect first time home or investment. The main floor has an OPEN FLOOR PLAN layout with a large living, dining and kitchen rooms. The windows bring in a lot of natural light and the FIREPLACE warms the space. DECK access is on this floor and a large BACKYARD and 2 CAR DETACHED GARAGE/BACK LANE adds to the convenience of this home. The ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRY AND LAUNDRY is a perfect mortgage helper and features 2 beds, 1 bath and rec room. This home is in a solid location with shops, schools and parks all close by.