

# \$599,000 - 2530 35 Street Se, Calgary

MLS® #A2110831

**\$599,000**

4 Bedroom, 2.00 Bathroom, 937 sqft

Residential on 0.14 Acres

Southview, Calgary, Alberta

Here is your opportunity on this fantastic home located in the central community of Southview in Calgary. The beautiful thing about this location is that you are literally almost 10 min from almost everything you could need, including downtown, shopping malls, city bus rapid transit line (BRT), which gives quicker access to the core of the city. There are also an abundance of school's, parks, recreation activities and playgrounds nearby. This 3 bedroom upstairs bungalow with illegal one bedroom basement suite, offers a separate back entrance, shared laundry area and storage room as well as a (long) detached garage with enough room for 2 large vehicles. Three major components of this home have been replaced roughly 7-8 yrs ago including roof, furnace and water tank. A great property for anyone looking to buy their first home, investor or just someone looking to settle down and enjoy the abundance of space that this lot and back yard have to offer! If you're from out of town, please don't forget to review the virtual tour provided. This is the one you have been searching for, and worth the wait! Don't miss out on this fantastic property!

Built in 1957

## Essential Information

MLS® # A2110831

Price \$599,000



|                |             |
|----------------|-------------|
| Sold Price     | \$590,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 937         |
| Acres          | 0.14        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2530 35 Street Se |
| Subdivision | Southview         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 0X3           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Oversized, Single Garage Detached |

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | See Remarks                                  |
| Appliances        | Dishwasher, Oven, Refrigerator, Washer/Dryer |
| Heating           | High Efficiency, Forced Air                  |
| Cooling           | Other                                        |
| Fireplace         | Yes                                          |
| # of Fireplaces   | 1                                            |
| Fireplaces        | Electric                                     |
| Has Basement      | Yes                                          |
| Basement          | Finished, Full, Suite, Walk-Up To Grade      |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Other                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Many Trees |
| Roof              | Asphalt Shingle                              |

|              |                 |
|--------------|-----------------|
| Construction | Mixed           |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | April 16th, 2024    |
| Days on Market | 47                  |
| Zoning         | R-C1s               |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.