

# \$539,900 - 1327b 35 Street Se, Calgary

MLS® #A2168134

## \$539,900

4 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.07 Acres

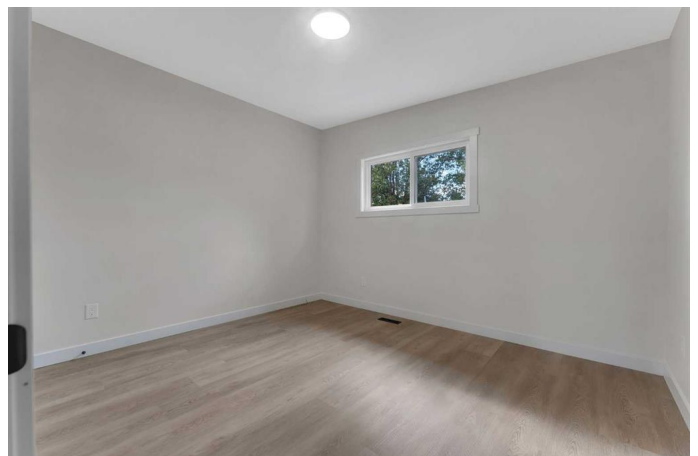
Albert Park/Radisson Heights, Calgary, Alberta

FULLY RENOVATED - OVER 1500 SQFT LIVEABLE SPACE --- 2 BEDROOM ILLEGAL SUITE WITH SEPARATE ENTRY - SEPARATE LAUNDRIES - DOUBLE GARAGE W BACK YARD/LANE - TOTAL OF 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 widows 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.

Built in 1975

## Essential Information

MLS® #	A2168134
Price	\$539,900
Sold Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	842
Acres	0.07



Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

### Community Information

Address	1327b 35 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1A9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Built-in Features, Kitchen Island
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 24th, 2024
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Date Sold	October 10th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

**Listing Details**

Listing Office	Real Broker
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