

\$849,900 - 1526 And 1528 35 Street Se, Calgary

MLS® #A2177809

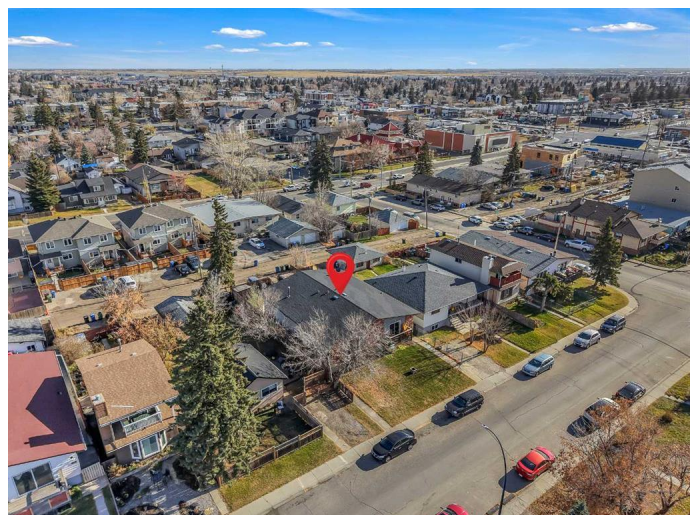
\$849,900

9 Bedroom, 4.00 Bathroom, 2,343 sqft

Residential on 0.15 Acres

Albert Park/Radisson Heights, Calgary, Alberta

ILLEGALLY SUITED DUPLEX | 4 RENTAL OPPURTUNITES | SEPARATE ENTRANCES | 3 BEDROOMS MAIN FLOOR UNITS | 2 BEDROOMS + A DEN IN THE BASEMENT UNITS | IN-SUITE LAUNDRY IN ALL UNITS | 2 YEAR OLD ROOF SHINGLES | HUGE FRONT AND BACK YARDS | OFF-STREET PARKING FOR 4 | NEWER WINDOWS | EXTREMELY WALKABLE LOCATION! Savvy investors will love that both sides of this illegally suited duplex are included in the sale — that's 4 self-contained rental opportunities! 3 bedrooms on the main levels, 2 bedrooms + a den in the basement units and all units have separate entrances and their own separate laundry areas for ultimate privacy! The main floor units have expansive balconies overlooking the community and expansive front yards. The basement units have access to the large backyard with ample space for kids and pets to play. Off-street parking for 4 vehicles too! The roof shingles are 2 years old and the main floor windows were replaced 5 years ago, downstairs windows are only 12 years old. Ideally located within walking distance to parks, schools, shops and transit. Mere minutes away from downtown, trendy Inglewood, Fort Calgary Historic Park, the Calgary Zoo and The Max Bell Arena as well as several major roadways that make travelling in and out of the neighbourhood a breeze! The location alone makes this wonderful 4 unit home an outstanding investment opportunity!



Built in 1978

Essential Information

MLS® #	A2177809
Price	\$849,900
Sold Price	\$845,000
Bedrooms	9
Bathrooms	4.00
Full Baths	4
Square Footage	2,343
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	1526 And 1528 35 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1B3

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	Separate Entrance, Soaking Tub, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting
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Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	November 22nd, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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