

# \$475,000 - 1522 35 Street Se, Calgary

MLS® #A2257595

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.07 Acres

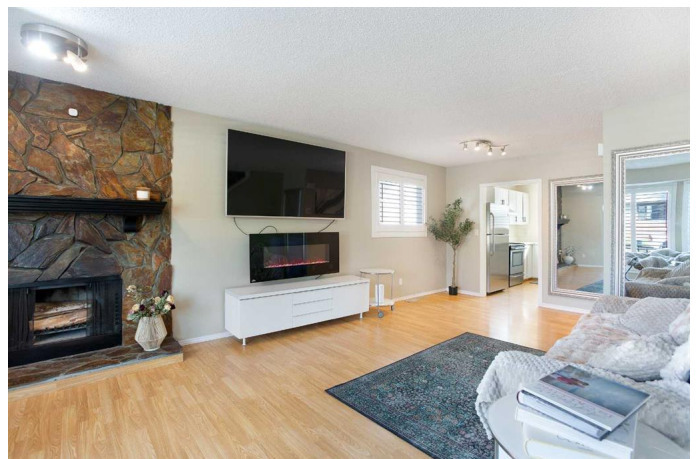
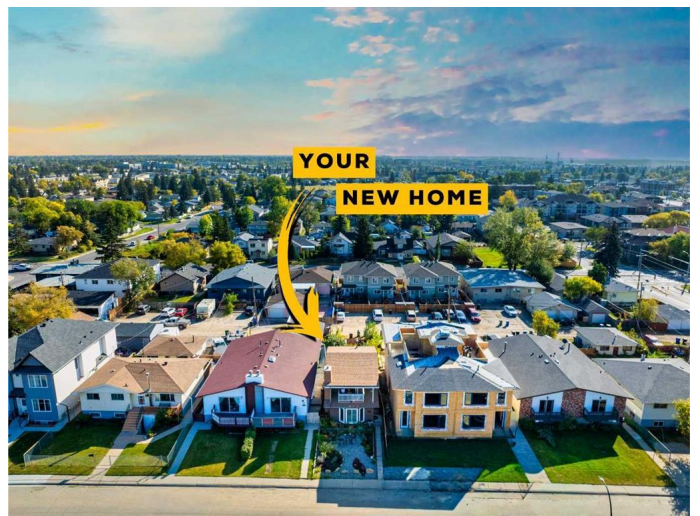
Albert Park/Radisson Heights, Calgary, Alberta

Discover the perfect blend of charm, convenience, and opportunity with this two-storey home offering more than 1,500 square feet of developed living space just minutes from downtown Calgary. Ideal for first-time home buyers, it's located close to transit, shopping, city amenities, and everything the downtown has to offer, making daily life a breeze.

Step inside to a welcoming main floor where an upgraded kitchen features quartz countertops, stainless steel appliances, and ample room to make meal prep a delight. The cozy living area is highlighted by a wood-burning fireplace, creating a warm and inviting atmosphere. Upstairs, you'll find two spacious bedrooms and a full bathroom, including a primary suite that features its own private balcony – the perfect retreat for morning coffees or evening downtime.

The developed basement includes an illegal studio suite, offering flexible space for guests, hobbies, or the potential of a future mortgage helper (if brought up to code). Additional electric fireplaces add warmth and character throughout the home.

With off-street parking and a low-maintenance backyard, this property is designed for convenience and value. Whether you're looking to enter the market or invest in future potential, this home is a smart step toward



building equity in a fantastic location.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257595    |
| Price          | \$475,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,055       |
| Acres          | 0.07        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1522 35 Street Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 1B3                      |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

**Interior**

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Ceiling Fan(s), See Remarks |
| Appliances        | See Remarks                 |
| Heating           | Forced Air                  |
| Cooling           | None                        |
| Fireplace         | Yes                         |
| # of Fireplaces   | 4                           |
| Fireplaces        | Electric, Wood Burning      |

|              |             |
|--------------|-------------|
| Has Basement | Yes         |
| Basement     | Full, Suite |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description   | Back Lane, Back Yard   |
| Roof              | Asphalt Shingle        |
| Construction      | Stucco, Wood Frame     |
| Foundation        | Wood                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 29                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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