



## 1327 35 Street Calgary Alberta

\$539,900

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. (id:6769)

Recreational, Games room 19.42 Ft x 11.42 Ft

Kitchen 11.58 Ft x 7.75 Ft

Furnace 11.17 Ft x 7.58 Ft

3pc Bathroom 7.83 Ft x 6.58 Ft

Bedroom 10.08 Ft x 9.83 Ft

Bedroom 13.08 Ft x 9.00 Ft

Living room 16.58 Ft x 12.08 Ft

Dining room 7.58 Ft x 7.67 Ft

Kitchen 10.83 Ft x 7.67 Ft

4pc Bathroom 4.92 Ft x 8.17 Ft

Primary Bedroom 11.17 Ft x 12.00 Ft

Bedroom 13.67 Ft x 7.42 Ft

Listing Presented By:



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Real Broker

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