



2210 35 Street Calgary Alberta

\$550,000

Prime Southview Property with Income Potential! This charming and solidly maintained bungalow offers incredible value with 5 total bedrooms, a separate basement suite, and plenty of recent updates. Upstairs features 3 bright bedrooms, updated luxury vinyl plank flooring, and a kitchen equipped with brand-new stainless steel appliances. The lower level is fully suited (illegal) with 2 bedrooms, a newly renovated bathroom, and a private entrance--ideal for generating rental income or multi-generational living. The roof is only 4 years old, providing peace of mind for years to come. Located in the established SE community of Southview, you'll appreciate quick access to Downtown, Deerfoot, and International Avenue, plus nearby amenities like Elliston Park, Slater Park, schools, and transit. Whether you're looking to live up and rent down or add to your portfolio, this is a prime investment opportunity in one of Calgary's most underrated inner-city neighbourhoods. (id:6769)

Bedroom 10.50 Ft x 9.00 Ft

Kitchen 11.42 Ft x 9.08 Ft

Laundry room 7.42 Ft x 5.08 Ft

Recreational, Games room 10.50 Ft x 15.33 Ft

Furnace 3.00 Ft x 7.50 Ft

4pc Bathroom 7.50 Ft x 10.42 Ft

Bedroom 10.33 Ft x 9.00 Ft

4pc Bathroom 6.83 Ft x 4.92 Ft

Bedroom 10.08 Ft x 9.83 Ft

Bedroom 10.33 Ft x 9.17 Ft

Kitchen 11.25 Ft x 10.33 Ft

Living room 19.42 Ft x 11.50 Ft

Primary Bedroom 10.08 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca