



2635 35 Street Calgary Alberta

\$609,800

Charming bungalow with a legal basement suite--perfect for first-time home buyers or investors looking to live up and rent down. Located in a desirable neighborhood close to downtown, shopping, parks, and schools. The main floor features a bright and open layout with a spacious living and dining area finished in vintage hardwood flooring. Enjoy a brand-new custom-designed kitchen with ample cabinetry, large counter space, NEW dishwasher, NEW microwave hood fan, stylish NEW backsplash, and fresh interior paint throughout main floor. Two well-sized bedrooms are tucked at the back of the home for added privacy, along with a large full bathroom. From the kitchen, access the common area with shared laundry and extra storage space. The fully legal basement suite has a private side entrance and offers a functional open-concept layout with a cozy living room, well-equipped kitchen, spacious bedroom with large window, and a full bathroom. Shared laundry and storage complete the lower level. The property also includes a single detached garage and an additional parking stall at the rear. Whether you're looking to supplement your mortgage or invest in a move-in-ready rental property, this home checks all the boxes! (id:6769)

Kitchen 10.75 Ft x 9.58 Ft
Laundry room 15.00 Ft x 10.83 Ft
Living room 14.08 Ft x 10.67 Ft
3pc Bathroom 5.92 Ft x 5.33 Ft
Storage 9.75 Ft x 7.67 Ft
Bedroom 14.17 Ft x 10.58 Ft
Living room 17.58 Ft x 15.17 Ft

Kitchen 12.17 Ft x 10.42 Ft
Other 8.25 Ft x 6.00 Ft
Foyer 6.92 Ft x 3.25 Ft
Primary Bedroom 12.75 Ft x 10.42 Ft
Bedroom 9.25 Ft x 8.50 Ft
4pc Bathroom 9.58 Ft x 4.83 Ft

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