



2202 35 Street Calgary Alberta

\$585,000

HOME SWEET HOME! Welcome to this FRESHLY, EXTENSIVELY UPDATED BUNGALOW situated on a RARE PRIME 54' x 120' R-CG CORNER LOT. PLANS AVAILABLE TO BUILD AN ADDITIONAL 4 PLEX ON THE PROPERTY. Located in the desirable SE Calgary community of Southview. This stylish and contemporary home is MOVE-IN READY offering 4 bedrooms, 2.5 bathrooms, 1,942+ SQFT of stunning, open concept living space throughout, a fully finished basement, massive yard and a double detached garage. NEW UPDATES include new vinyl plank flooring, new AIR CONDITIONER, new furnace, new roof, new soffit and fascia, new windows throughout, new blinds, new light fixtures, rough-in for laundry in the main floor in addition to downstairs laundry room, new kitchen appliances and the entire main floor is fully renovated. Heading inside past the charming curb appeal you will find the main floor offering a bright foyer, sun-drenched living room, gourmet chef's kitchen featuring new stainless steel appliances, spectacular quartz countertops, quartz island with an eating bar and built-ins, ample cabinet space, stylish backsplash and a convenient pantry. Completing the main floor is 3 great-sized bedrooms including 2 PRIMARY BEDROOMS, one with a lavish 4 piece ensuite bathroom, and one with a 2 piece bathroom. There is also a rough-in for a laundry closet on the main level. The FULLY FINISHED BASEMENT offers you great options for additional living space or a potential mortgage helper with a full bedroom, a bonus room/den/home office or additional bedroom, 4 piece bathroom, laundry room, utility room with tons of storage and the spacious living room highlighted by lots of built-ins and a WET BAR with lots of cupboard and countertop space, a fridge and sink. Outside, boasts mature landscaping in the front and a HUGE, FULLY FENCED and beautifully manicured backyard with a patio space and a double detached garage with ...

4pc Bathroom 7.83 Ft x 5.25 Ft

Bedroom 14.08 Ft x 10.83 Ft

Laundry room 4.00 Ft x 4.00 Ft

Den 11.08 Ft x 10.42 Ft

Family room 16.33 Ft x 13.67 Ft

Living room 15.25 Ft x 15.00 Ft

Kitchen 15.67 Ft x 13.42 Ft

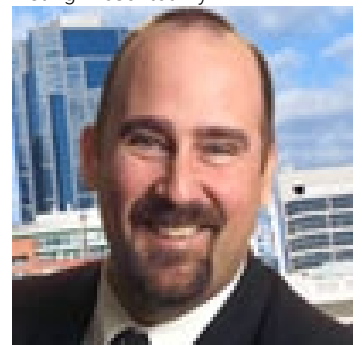
Primary Bedroom 12.42 Ft x 10.08 Ft

4pc Bathroom 9.83 Ft x 5.42 Ft

Primary Bedroom 10.00 Ft x 9.58 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other 11.33 Ft x 11.83 Ft

Furnace 5.83 Ft x 4.50 Ft

2pc Bathroom 6.33 Ft x 3.08 Ft

Bedroom 9.58 Ft x 9.00 Ft