



2521 35 Street Calgary Alberta

\$519,900

Discover the charm of Southview, one of Calgary's most underrated inner-city communities! This well-maintained home offers unbeatable affordability and functionality. The main floor boasts three generous bedrooms, a full bathroom, and a bright living area that welcomes natural light throughout the day. The partially finished basement adds great flexibility, featuring a spacious rec room, laundry area, storage, and room for future customization—whether you envision a home gym, media space, or additional living area. Outside, the west-facing backyard provides the perfect setting for sunny afternoons and peaceful evenings. With a single detached garage and a large lot, there's ample room for parking, play, and outdoor enjoyment. Ideally located in a quiet, family-friendly neighbourhood, this home is steps from shopping, schools, parks, and public transit, and offers quick access to major roads and downtown Calgary. Whether you're a first-time buyer, downsizer, or investor, this home presents an outstanding opportunity in a convenient inner-city location. (id:6769)

3pc Bathroom .00 Ft x .00 Ft
Family room 14.58 Ft x 11.92 Ft
Bedroom 13.33 Ft x 11.25 Ft
Living room 16.08 Ft x 12.75 Ft
Kitchen 13.58 Ft x 10.08 Ft

Dining room 10.08 Ft x 7.92 Ft
Primary Bedroom 12.08 Ft x 9.50 Ft
Bedroom 10.83 Ft x 9.33 Ft
Bedroom 10.25 Ft x 8.58 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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