

# \$475,000 - 1522 35 Street Se, Calgary

MLS® #A2257595

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.07 Acres

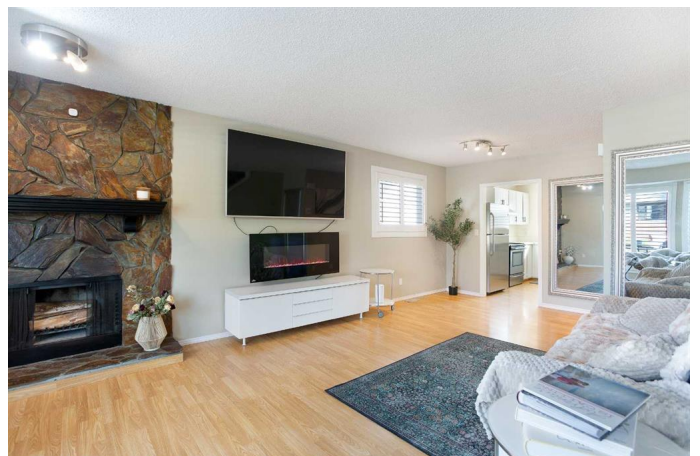
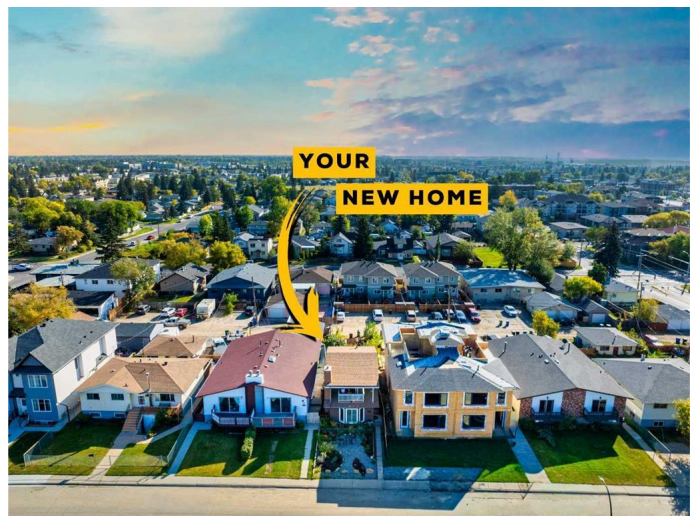
Albert Park/Radisson Heights, Calgary, Alberta

Discover the perfect blend of charm, convenience, and opportunity with this two-storey home offering more than 1,500 square feet of developed living space just minutes from downtown Calgary. Ideal for first-time home buyers, it's located close to transit, shopping, city amenities, and everything the downtown has to offer, making daily life a breeze.

Step inside to a welcoming main floor where an upgraded kitchen features quartz countertops, stainless steel appliances, and ample room to make meal prep a delight. The cozy living area is highlighted by a wood-burning fireplace, creating a warm and inviting atmosphere. Upstairs, you'll find two spacious bedrooms and a full bathroom, including a primary suite that features its own private balcony – the perfect retreat for morning coffees or evening downtime.

The developed basement includes an illegal studio suite, offering flexible space for guests, hobbies, or the potential of a future mortgage helper (if brought up to code). Additional electric fireplaces add warmth and character throughout the home.

With off-street parking and a low-maintenance backyard, this property is designed for convenience and value. Whether you're looking to enter the market or invest in future potential, this home is a smart step toward



building equity in a fantastic location.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2257595    |
| Price          | \$475,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,055       |
| Acres          | 0.07        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1522 35 Street Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 1B3                      |

**Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 3          |
| Parking        | Off Street |

**Interior**

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | Ceiling Fan(s), See Remarks |
| Appliances        | See Remarks                 |
| Heating           | Forced Air                  |
| Cooling           | None                        |
| Fireplace         | Yes                         |
| # of Fireplaces   | 4                           |
| Fireplaces        | Electric, Wood Burning      |

|              |             |
|--------------|-------------|
| Has Basement | Yes         |
| Basement     | Full, Suite |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description   | Back Lane, Back Yard   |
| Roof              | Asphalt Shingle        |
| Construction      | Stucco, Wood Frame     |
| Foundation        | Wood                   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 28                   |
| Zoning         | R-CG                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.