

2635 35 Street SW
Calgary, Alberta

MLS # A2232577



\$609,800

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	941 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: 2nd fridge, 2nd el.stove

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!