

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

MLS® #A2257595

\$475,000

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.07 Acres

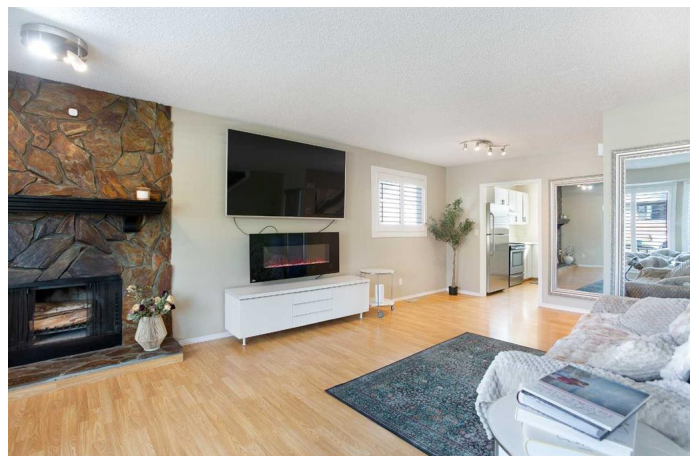
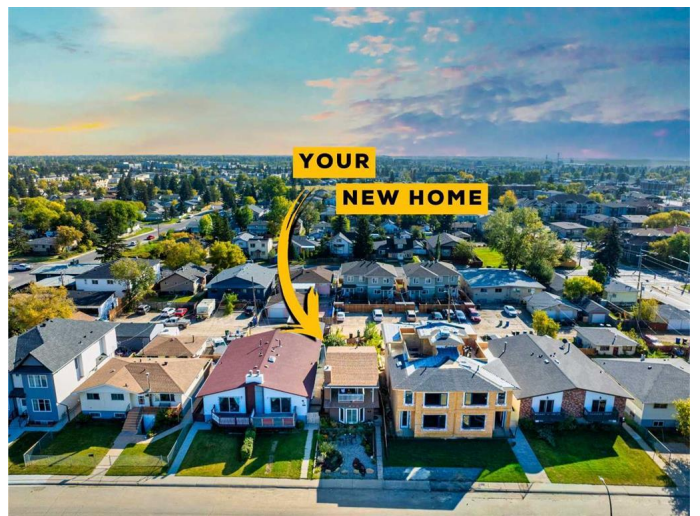
Albert Park/Radisson Heights, Calgary, Alberta

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	3
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.