

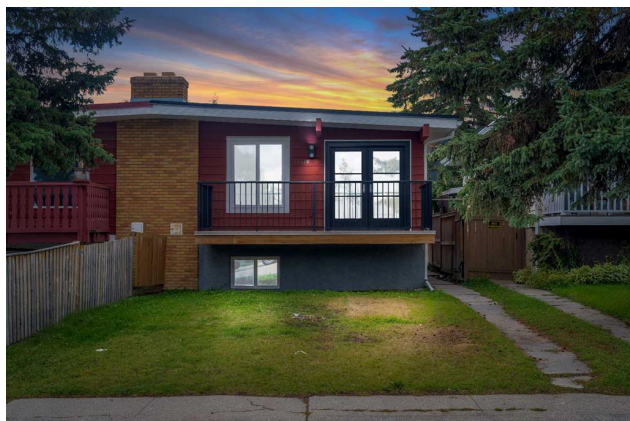


THE
A-TEAM

**RE/MAX
FIRST**

1327B 35 Street, Calgary T2A 1A9

MLS®#: **A2166625** Area: **Albert Park/Radisson Heights** Listing Date: **09/17/24** List Price: **\$559,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1975**
 Lot Information
 Lot Sz Ar: **3,229 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

DOM

2
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Washer/Dryer**
 Int Feat: **Built-in Features,Kitchen Island**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`7" x 12`1"	Dining Room	Main	7`7" x 7`8"
Kitchen	Main	10`10" x 7`8"	4pc Bathroom	Main	4`11" x 8`2"
Bedroom - Primary	Main	11`2" x 12`0"	Bedroom	Main	13`8" x 7`5"
Game Room	Basement	19`5" x 11`5"	Kitchen	Basement	11`7" x 7`9"
Furnace/Utility Room	Basement	11`2" x 7`7"	3pc Bathroom	Basement	7`10" x 6`7"
Bedroom	Basement	10`1" x 9`10"	Bedroom	Basement	13`1" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1924GM

Zoning:
R-C2

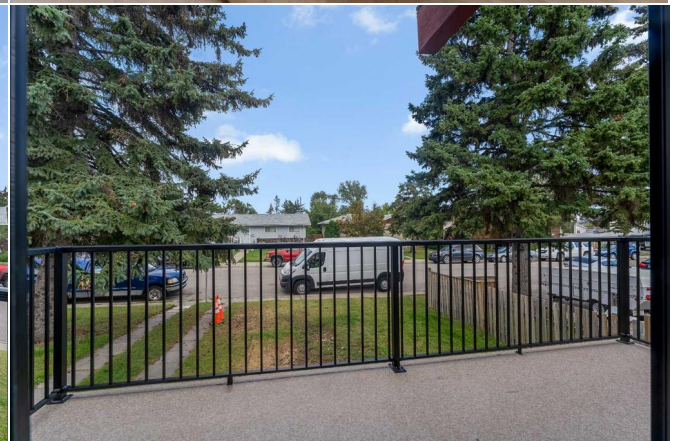
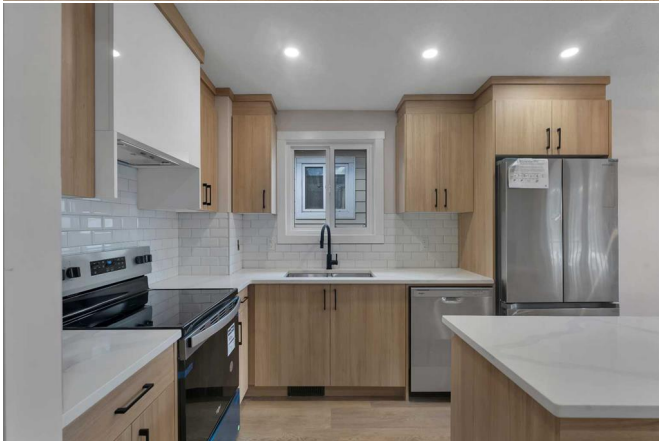
Remarks

Pub Rmks: **FULLY RENOVATED!! - OVER 1500 SQFT LIVEABLE SPACE, ILLEGAL SUITE SEPARATE ENTRY/LAUNDRY, 2 CAR GARAGE, BACK YARD/LANE, 4 BEDS, 2 BATHS - Welcome to this beautifully done home that is a perfect first time home or investment. The main floor has an OPEN FLOOR PLAN layout with a large living, dining and kitchen rooms. The widows bring in a lot of natural light and the FIREPLACE warms the space. DECK access is on this floor and a large BACKYARD and 2 CAR DETACHED GARAGE/BACK LANE adds to the convenience of this home. The ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRY AND LAUNDRY is a perfect mortgage helper and features 2 beds, 1 bath and rec room. This home is in a solid location with shops, schools and parks all close by.**

Inclusions:
Property Listed By: **Range Hood, Electric Range, Refrigerator
Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









1327B 35 St SE, Calgary, AB

Main Floor Exterior Area 841.93 sq ft
Interior Area 778.82 sq ft



PREPARED: 2024/09/14



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1327B 35 St SE, Calgary, AB

Basement (Below Grade) Exterior Area 797.14 sq ft
Interior Area 733.78 sq ft



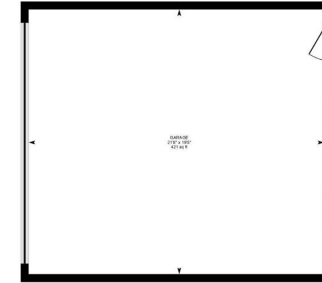
PREPARED: 2024/09/14



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Garage Excluded Area 421.10 sq ft



PREPARED: 2024/09/14



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