



2412 35 Street SE
Calgary, Alberta

MLS # A2294250



\$509,000

Division:	Southview		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,346 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Front Drive, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: 1 remote garage door opener, garden shed

Beautiful 4-Level Split Home in the Heart of Southview Welcome to this well-maintained and spacious 4-level split home, ideally located in the desirable community of Southview. Just minutes from Deerfoot Trail, downtown Calgary, and the airport, this property offers unbeatable convenience. Enjoy close proximity to schools of all levels, public transportation, and everyday amenities. This versatile home features 4 bedrooms and 2 full bathrooms, making it perfect for families or investors alike. The property also includes a walk-out illegal basement suite (MIL suite) with a separate entrance, offering excellent potential for extended family living. Inside, you’ll find: An updated kitchen with modern cabinets and ample storage space Laminate flooring throughout for easy maintenance An updated bathroom with a clean, contemporary feel Abundant storage space across all levels Step outside to a fully insulated double detached garage, along with extensive off-street parking—easily accommodating 7–8 vehicles, perfect for large families or those needing extra space. This is a pet-free and smoke-free home, showing pride of ownership throughout. Don’t miss this fantastic opportunity—schedule your private viewing today!