



**GRASSROOTS**  
REALTY GROUP

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2510 35 Street SE  
Calgary, Alberta

MLS # A2326534



**\$564,900**

|           |                                                                            |        |                   |
|-----------|----------------------------------------------------------------------------|--------|-------------------|
| Division: | Southview                                                                  |        |                   |
| Type:     | Residential/House                                                          |        |                   |
| Style:    | Bungalow                                                                   |        |                   |
| Size:     | 914 sq.ft.                                                                 | Age:   | 1957 (69 yrs old) |
| Beds:     | 5                                                                          | Baths: | 2                 |
| Garage:   | Double Garage Detached                                                     |        |                   |
| Lot Size: | 0.14 Acre                                                                  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, |        |                   |

|             |                                     |            |      |
|-------------|-------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas             | Water:     | -    |
| Floors:     | Laminate                            | Sewer:     | -    |
| Roof:       | Asphalt Shingle                     | Condo Fee: | -    |
| Basement:   | Full                                | LLD:       | -    |
| Exterior:   | Wood Frame                          | Zoning:    | R-CG |
| Foundation: | Poured Concrete                     | Utilities: | -    |
| Features:   | No Animal Home, Pantry, See Remarks |            |      |

Inclusions: NONE

Hidden gem in Southview! This 5-bedroom, 2-bathroom detached bungalow offers over 1800 sq. ft. of total living space. The main level boasts luxury vinyl plank flooring throughout, a spacious living room, 4-piece bathroom, 3 bedrooms, functional kitchen with eating area and access to a very large and partially covered sundeck. The basement has a separate walk-up entrance and is being developed into a separate suite (illegal); it is being finished with a full bathroom, large living room, full kitchen, and 2 bedrooms (1 of the bedrooms does not have an egress window). Located near schools and parks, making it ideal for families. The extra-large lot gives you plenty of front and backyard space. The desirable backyard is well-maintained and ready for your green thumb with plenty of gardening space. An added plus is the huge oversized, heated double dream garage which measures 26' x 24', and has 240-volt power. In addition to the garage, you have an additional off-street parking pad for your toys. It doesn't get any better than this!