



GRASSROOTS
REALTY GROUP

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2029 & 2031 35 Street SW
Calgary, Alberta

MLS # A2334415



\$1,190,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,995 sq.ft.	Age:	1958 (68 yrs old)
Beds:	6	Baths:	4
Garage:	Alley Access, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Refridgator x 4, Stove x 4, Hoodfan x 4, Washer & Dryer x 4, Dishwasher x 1

Full-duplex investment opportunity in the established inner-city community of Killarney/Glengarry! Offered for sale as one property, 2029 and 2031 35 Street SW provide approximately 1,995 sq. ft. above grade, with both sides developed into two living spaces for a total of four units. Each bright upper residence offers two bedrooms, one full bathroom, a spacious living and dining area, a functional kitchen and in-suite laundry. Character details include hardwood flooring, generous windows and distinctive wood-plank ceilings with exposed beams. The lower levels are each arranged as an illegal one-bedroom suite, complete with a kitchen, full bathroom, living area, laundry, storage and a generously sized bedroom. With six bedrooms, four bathrooms, four kitchens and four laundry areas in total, the property offers excellent flexibility for investors, multi-generational households or buyers looking to occupy one unit while generating rental income from the others. Three of the four units are currently tenant occupied, providing immediate rental income from possession, while the vacant unit offers flexibility for an owner-occupier or new tenant placement. This established rental configuration creates an appealing opportunity for investors seeking a largely turnkey income property without starting from an entirely vacant building. Situated on an approximately 15.29 x 36.54 metre lot, or approximately 50 x 120 feet, with rear-lane access. The property may also offer future redevelopment or subdivision potential, subject to buyer verification and municipal approval. Located on a mature residential street with convenient access to transit, shopping, schools, parks, major routes and downtown Calgary. An outstanding opportunity to hold, rent, renovate or explore future redevelopment potential in a desirable inner-city community.

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