



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2202 35 Street SE
Calgary, Alberta

MLS # A2347291



\$625,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	995 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Op		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: none

HOME SWEET HOME! Welcome to this FRESHLY, EXTENSIVELY UPDATED BUNGALOW situated on a RARE PRIME 54' x 120' R-CG CORNER LOT. PLANS AVAILABLE TO BUILD AN ADDITIONAL 4 PLEX ON THE PROPERTY. Located in the desirable SE Calgary community of Southview. This stylish and contemporary home is MOVE-IN READY offering 4 bedrooms, 2.5 bathrooms, 1,942+ SQFT of stunning, open concept living space throughout, a fully finished basement, massive yard and a double detached garage. NEW UPDATES include new vinyl plank flooring, new AIR CONDITIONER, new furnace, new roof, new soffit and fascia, new windows throughout, new blinds, new light fixtures, rough-in for laundry in the main floor in addition to downstairs laundry room, new kitchen appliances and the entire main floor is fully renovated. Heading inside past the charming curb appeal you will find the main floor offering a bright foyer, sun-drenched living room, gourmet chef's kitchen featuring new stainless steel appliances, spectacular quartz countertops, quartz island with an eating bar and built-ins, ample cabinet space, stylish backsplash and a convenient pantry. Completing the main floor is 3 great-sized bedrooms including 2 PRIMARY BEDROOMS, one with a lavish 4 piece ensuite bathroom, and one with a 2 piece bathroom. There is also a rough-in for a laundry closet on the main level. The FULLY FINISHED BASEMENT offers you great options for additional living space or a potential mortgage helper with a full bedroom, a bonus room/den/home office or additional bedroom, 4 piece bathroom, laundry room, utility room with tons of storage and the spacious living room highlighted by lots of built-ins and a WET BAR with lots of cupboard and countertop space, a fridge and sink. Outside, boasts

mature landscaping in the front and a HUGE, FULLY FENCED and beautifully manicured backyard with a patio space and a double detached garage with 2 additional parking pads giving you space to park up to 6 vehicles or RV parking as well. This massive, corner lot offers incredible future investment and development potential. Enjoy the convenience of living in Southview with easy access to shopping, restaurants and everyday amenities along 17th Avenue SE and International Avenue. The community is also close to the Bow River pathways, parks, schools and public transit, with quick access to major roadways and downtown Calgary. MUST VIEW! Book your private viewing today of this GEM! Listing features some virtual staging.