

# \$279,900 - 311, 1715 35 Street Se, Calgary

MLS® #A2191737

**\$279,900**

2 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

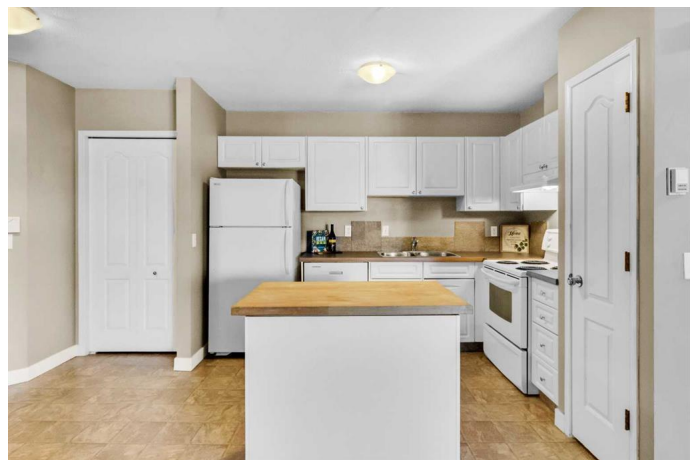
Discover the perfect blend of comfort and style in this spacious 980 square foot apartment, featuring 2 bedrooms and 2 bathrooms. This thoughtfully designed unit has been meticulously cared for and offers an inviting open-concept living area that is perfect for entertaining or simply relaxing after a long day. The cozy fireplace adds warmth and charm to the living space, creating the ideal setting for those chilly evenings.

The kitchen seamlessly connects to the dining and living areas, making it easy to host gatherings with family and friends. The primary bedroom is a serene retreat with a private ensuite bathroom, offering both convenience and privacy, with its own door to the spacious balcony. The second bedroom, generously sized, is located next to the second full bathroom, perfect for guests or as a home office.

Step outside onto the private balcony, an ideal spot to enjoy your morning coffee or unwind with a glass of wine in the evening. The unit also includes in-suite laundry for added convenience.

Why rent when you can own! Schedule your viewing today and experience all that this wonderful property has to offer.

Built in 1997



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191737    |
| Price          | \$279,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 980         |
| Acres          | 0.00        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 311, 1715 35 Street Se       |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 1B4                      |

## Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

## Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Laminate Counters, No Animal Home   |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                            |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas                                                                  |
| # of Stories      | 3                                                                    |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Construction      | Stucco, Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 136                |
| Zoning         | M-C2               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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