

303, 1715 35 Street SE  
Calgary, Alberta

MLS # A2220590

\$249,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	966 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: n/a

Bright & Spacious Top-Floor End Unit in a Prime Location! Welcome to this stunning 2-bedroom, 2-bathroom top-floor end unit that truly has it all. With an open-concept layout and an abundance of oversized windows, natural light floods every corner, creating a warm and inviting atmosphere throughout the home. The spacious primary bedroom features a private 3-piece ensuite, while the second bedroom offers the perfect setup for a guest room or a home office. You'll also love the convenience of in-suite laundry, included parking, and a separate storage locker. Located in a fantastic area with quick access to all major roads, commuting downtown or getting out of the city is a breeze. This bright and airy home combines comfort, convenience, and style—don't miss your chance to make it yours!