

# \$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	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
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	206
Zoning	M-C2

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.