

209, 1723 35 Street SE
Calgary, Alberta

MLS # A2348837



\$200,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	986 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 706
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: None

Discover an exceptional opportunity to reside in this thoughtfully designed apartment within the desirable Albert Park/Radisson Heights community, located in SE Calgary. This is the **LARGEST** and **MOST AFFORDABLE UNIT** currently **AVAILABLE ON THE MARKET** in the area. It offers a **GREAT LAYOUT** with a **FIREPLACE** and an **ENSUITE BATHROOM**, providing a comfortable and inviting living space spanning over 985 square feet. **LAMINATE**, and **TILE FLOORING** create warmth and style throughout, complemented by **VINYL WINDOWS** that let in **NATURAL LIGHT**. You'll appreciate the convenience of an integrated **KITCHEN ISLAND** and **AMPLE STORAGE SPACE** including a **PANTRY**, while the two bathrooms include a relaxing soaking tub in one and a practical three piece ensuite in the other, offering both comfort and convenience. Laundry day becomes simpler with the **DEDICATED LAUNDRY ROOM** complete with a **FULL SIZE WASHER AND DRYER**. Located on a **QUIET STREET**, this apartment also boasts an **ASSIGNED PARKING STALL** and **SEPARATE STORAGE**, ensuring ease and security. **BICYCLE STORAGE** adds another layer of practicality for those who enjoy cycling. Residents benefit from alongside community features such as parks, playgrounds, schools nearby, shopping nearby, sidewalks, street lights, tennis courts, and walking/bike paths. Just over a 20 minute **WALK TO FRANKLIN CTRAIN** station makes commuting effortless, and the quick walk to the bus stop provides alternative transportation options. **CLOSE** proximity **TO SHOPPING AND DOWNTOWN**, along with easy access to **DEERFOOT AND STONEY**, further enhance its appeal. You'll find yourself surrounded by **GREAT NEIGHBOURS**, contributing to a welcoming atmosphere within this well maintained apartment building.