

**303, 1715 35 Street SE**  
**Calgary, Alberta**
**MLS # A2220590**

**\$249,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!