

# \$550,000 - 2210 35 Street Se, Calgary

MLS® #A2247878

## \$550,000

5 Bedroom, 2.00 Bathroom, 951 sqft  
Residential on 0.13 Acres

Southview, Calgary, Alberta

Prime Southview Property with Income Potential! This charming and solidly maintained bungalow offers incredible value with 5 total bedrooms, a separate illegal basement suite, and plenty of recent updates. Upstairs features 3 bright bedrooms, updated luxury vinyl plank flooring, and a kitchen equipped with brand-new stainless steel appliances. The lower level is fully suited (illegal) with 2 bedrooms, a newly renovated bathroom, and a private entrance—ideal for generating rental income or multi-generational living. The roof is only 4 years old, providing peace of mind for years to come.

Located in the established SE community of Southview, you'll appreciate quick access to Downtown, Deerfoot, and International Avenue, plus nearby amenities like Elliston Park, Slater Park, schools, and transit. Whether you're looking to live up and rent down or add to your portfolio, this is a prime investment opportunity in one of Calgary's most underrated inner-city neighbourhoods.

Built in 1958

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2247878  |
| Price     | \$550,000 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 951         |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2210 35 Street Se |
| Subdivision | Southview         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 0X1           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance                      |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Suite                                            |

### **Exterior**

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other                                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Street Lighting |
| Roof              | Asphalt Shingle                                   |
| Construction      | Concrete, Stucco                                  |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 11th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 15   |
| Zoning         | R-CG |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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