2202 35 Street SE

Calgary | Active | MLS® A2347291

$585,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1959**	**994.56 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bamber Realty LTD.

A closer look

HOME SWEET HOME! Welcome to this FRESHLY, EXTENSIVELY UPDATED BUNGALOW situated on a RARE PRIME 54’ x 120’ R-CG CORNER LOT (only one available in the area). PLANS AVAILABLE TO BUILD AN ADDITIONAL 4 PLEX ON THE PROPERTY. Located in the desirable SE Calgary community of Southview. This stylish and contemporary home is MOVE-IN READY offering 4 bedrooms, 2.5 bathrooms, 1,942+ SQFT of stunning, open concept living space throughout, a fully finished basement, massive yard and a double detached garage. NEW UPDATES include new vinyl plank flooring, new AIR CONDITIONER, new furnace, new roof, new soffit and fascia, new windows throughout, new blinds, new light fixtures, rough-in for laundry in the main floor in addition to downstairs laundry room, new kitchen appliances and the entire main floor is fully renovated. Heading inside past the charming curb appeal you will find the main floor offering a bright foyer, sun-drenched living room, gourmet chef’s kitchen featuring new stainless steel appliances, spectacular quartz countertops, quartz island with an eating bar and built-ins, ample cabinet space, stylish backsplash and a convenient pantry. Completing the main floor is 3 great-sized bedrooms including 2 PRIMARY BEDROOMS, one with a lavish 4 piece ensuite bathroom, and one with a 2 piece bathroom. There is also a rough-in for a laundry closet on the main level. The FULLY FINISHED BASEMENT offers you great options for additional living space or a potential mortgage helper with a full bedroom, a bonus room/den/home office or additional bedroom, 4 piece bathroom, laundry room, utility room with tons of storage and the spacious living room highlighted by lots of built-ins and a WET BAR with lots of cupboard and countertop space, a fridge and sink. Outside, boasts mature landscaping in the front and a HUGE, FULLY FENCED and beautifully manicured backyard with a patio space and a double detached garage with 2 additional parking pads giving you space to park up to 6 vehicles or RV parking as well. This massive, corner lot offers incredible future investment and development potential. Enjoy the convenience of living in Southview with easy access to shopping, restaurants and everyday amenities along 17th Avenue SE and International Avenue. The community is also close to the Bow River pathways, parks, schools and public transit, with quick access to major roadways and downtown Calgary. MUST VIEW! Book your private viewing today of this GEM! Listing features some virtual staging. *****INVESTORS Check out the city of Calgary Land use Bylaws for full usage details. Permitted uses: Rowhouse, Townhouses, Duplex Dwellings, Semi-detached Dwellings, Secondary Suites, Backyard Suites, Home Based Child Care - Class 1, Home Occupation - Class 1. Discretionary Uses: Assisted Living, Bed and Breakfast, Cottage Housing Cluster, Home Occupation - Class 2, Place of Worship - Small, Residential Care).

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347291
Bedrooms	4
Bathrooms	3
Year Built	1959
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	994.56 sq. ft.
Main Level Finished Area:	994.56 sq. ft.
Below Grade Finished Area:	947.65 sq. ft.
Acreage:	No
Lot Area:	6,479 sq. ft.
Lot Frontage:	54'2"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	5
Year built:	1959 (Age: 67)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	7260HK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None, Separate/Exterior Entry

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Garage Faces Side, On Street, Parking Pad, RV Access/Parking
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Southeast
Community:	Southview (Calgary)
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Main Floor	Living Room · 15'3" × 15' ·
Main Floor	Kitchen · 15'8" × 13'5" ·
Main Floor	Bedroom - Primary · 12'5" × 10'1" ·
Main Floor	Bedroom - Primary · 10' × 9'7" ·
Main Floor	Bedroom · 9'7" × 9' ·

Basement	Bedroom · 14'1" × 10'10" ·
Basement	Laundry · 4' × 4' ·
Basement	Den · 11'1" × 10'5" ·
Basement	Family Room · 16'4" × 13'8" ·
Basement	Kitchenette · 11'10" × 11'4" ·
Basement	Furnace/Utility Room · 5'10" × 4'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2202-35-street-se-calgary-a2347291/

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