

**205, 1723 35 Street SE**  
**Calgary, Alberta**

**MLS # A2221340**



**\$258,000**

<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>	986 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 695
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to #205 at 1723 35 Street SE, an exceptional opportunity to own a well-maintained 2-bedroom, 2-bathroom condo in a convenient location close to downtown Calgary. Located on the second floor of this secure, well-managed building, this spacious unit offers comfort, functionality, and unbeatable value. Step inside to find beautiful hardwood flooring throughout and a bright, open-concept layout perfect for both relaxing and entertaining. The living room flows seamlessly onto a private balcony overlooking the peaceful courtyard – a great place to enjoy your morning coffee or unwind after a long day. The balcony is accessible from both the living area and the primary bedroom. This unit also includes an additional bedroom ideal for guests or a home office, and a second full bathroom. Whether you’re a first-time buyer, investor, or downsizer, this unit checks all the boxes! Located just steps from schools, shopping, restaurants, transit, and major routes, you’ll enjoy the best of central Calgary living with everyday conveniences right at your doorstep.