

# \$250,000 - 205, 1723 35 Street Se, Calgary

MLS® #A2221340

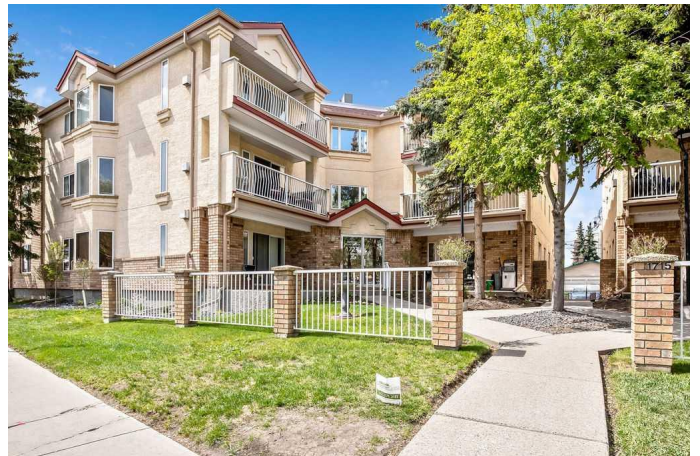
## \$250,000

2 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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.



Built in 1997

## Essential Information

MLS® # A2221340

Price \$250,000

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 986               |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 205, 1723 35 Street Se       |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 1B4                      |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Storage, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Stall                    |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard, Natural Gas                                              |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| # of Stories      | 3                                                                   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Construction      | Concrete, Stucco |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 14th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 92   |
| Zoning         | M-C2 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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