

# \$245,000 - 205, 1723 35 Street Se, Calgary

MLS® #A2221340

## \$245,000

2 Bedroom, 2.00 Bathroom, 986 sqft

Residential on 0.00 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo ideally situated just minutes from downtown Calgary. Nestled on the 2nd floor of a secure, well-managed building, this bright and spacious unit offers exceptional value, modern comfort and unbeatable convenience. Inside, you'll find gorgeous hardwood flooring throughout and an open concept layout designed for both everyday living and entertaining. The living room seamlessly extends to a private balcony overlooking a quiet courtyard, perfect for morning coffee or evening relaxation. The balcony is accessible from both the main living area and the master bedroom, which features its own ensuite. The 2nd bedroom provides flexible space for guests, a home office or hobby room, while the 2nd full bathroom adds extra convenience. Enjoy walkable access to schools, shopping, restaurants, public transit and major roadways... everything you need is right at your doorstep.

Built in 1997

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2221340  |
| Price          | \$245,000 |
| 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 | Kitchen Island, Open Floorplan, Breakfast Bar                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Natural Gas, Baseboard                                              |
| 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 | 179            |
| Zoning         | M-C2           |

### Listing Details

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