

**A, 2115 35 Avenue SW  
Calgary, Alberta**

**MLS # A2175734**



**\$499,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	859 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 663
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** White couch, BBQ, Bed frames, Ceiling fan

**OPEN HOUSE:** Nov 2 & 3 - 12-2pm. Welcome to the vibrant community of Altadore! Look no further for your opportunity to own in the heart of one of Calgary's most coveted areas of Marda Loop at a great price!! This 3 bedroom townhome has plenty of open living space, a renovated kitchen, and a sunny, south-facing yard space for you to enjoy. It also boasts two full bathrooms, both upgraded and stunning - including a large steam shower in the upstairs bathroom! The building is kid and pet friendly, and your neighbours are absolutely wonderful in this cozy fourplex! Condo fees include some of your utilities such as water and heat as well as your private parking spot in an attached garage - with an extra long driveway for more parking space - and yard maintenance all year round. You're walking distance to all the best shopping, parks and schools that the area has to offer, not to mention you're very close to Sandy Beach park - a wonderful area for walking and relaxing. There is no shortage of amenities a stone's throw away! Call your realtor today for a private showing of this modern gem.