

21, 2040 35 Avenue SW  
Calgary, Alberta

MLS # A2183034



**\$424,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	None	<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, High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your new dream home in the highly sought-after neighbourhood of MardaLoop in Altadore. This beautifully updated townhome combines modern luxury with the charm of inner-city living, offering an ideal blend of style, convenience, and comfort. Step inside past your large private patio, to discover an open-concept floor plan. The high ceilings throughout amplify the sense of space and light, while fresh, new paint adds a crisp, contemporary finish to every room. The cozy living area includes a centre gas fireplace along with large windows that bring in natural light throughout the main level. The living room is open to the dining area and spacious kitchen which is a delight, featuring ample cabinetry, modern fixtures, and a large pantry&mdash;perfect for stocking up on all your gourmet essentials. The new vinyl plank flooring on the main floor creates a cohesive and polished look. Upstairs, the primary bedroom can easily accommodate a king size bed and features a walk-in closet and four-piece ensuite. Completing the second floor is an additional bedroom, linen closet and main bathroom. You will appreciate the convenience of the attached garage. Featuring over 28 feet in length, there is more than enough space for a truck or full-size SUV, along with extra storage for all your belongings. The Spirit of Marda Loop 2 is in a fabulous location, steps away from trendy cafes, boutique shopping, and all the amenities of inner-city living. With easy access to downtown, major roadways, and nearby parks, this townhome offers the best of both worlds&mdash;luxury living and unbeatable convenience. Don&rsquo;t miss the chance to make this stunning townhome your own.