

# \$394,500 - 2043 35 Avenue Sw, Calgary

MLS® #A2253975

**\$394,500**

3 Bedroom, 2.00 Bathroom, 1,280 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Freshly painted and move-in-ready, this home has a newer white kitchen with gleaming granite countertops and stainless steel appliances. Vinyl floors flow seamlessly on the main level, connecting the dining area to the kitchen. Enjoy a spacious living room with a cozy wood-burning fireplace, perfect for those cooler evenings. An updated powder room is discreetly tucked away from the main floor living space. Upstairs, the primary bedroom easily accommodates a king-sized bed, while the two additional bedrooms are ideal for family or guests. The main four piece bath has also been upated. All windows were replaced last year. Step outside to your private, fenced patio. This quiet, tiered space has a small perrenial garden and space for the BBQ. You will enjoy the convenience of the attached single garage. Walk to Safeway, Altadore School, Marda Loop's vibrant shops and restaurants, and numerous parks and green spaces. With easy access to MRU, Rockyview and downtown, this is an exceptional opportunity to own in a highly desirable location at an unbeatable price.

Built in 1990

## Essential Information

MLS® # A2253975

Price \$394,500

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,280         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2043 35 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2E2           |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Snow Removal, Trash, Parking |
| Parking Spaces | 1                            |
| Parking        | Single Garage Attached       |
| # of Garages   | 1                            |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, Track Lighting                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler                                                                                                                    |
| Cooling           | None                                                                                                                      |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Living Room, Wood Burning                                                                                                 |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Partial                                                                                                                   |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Front Yard, See Remarks |
| Roof            | Asphalt Shingle         |
| Construction    | Stucco, Wood Frame      |
| Foundation      | Poured Concrete         |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 58                  |
| Zoning         | M-C1                |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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