

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

WELCOME to this pet-friendly 3 bedroom, 2 FULL bathroom townhome in the heart of Marda Loop. Condo fees include 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. The townhome has plenty of open living space, a renovated kitchen, upgraded bathrooms - including a steam shower upstairs! - and a sunny, south-facing yard space for you to enjoy. It is also kid friendly and the neighbours are absolutely wonderful in this cozy fourplex! 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.