

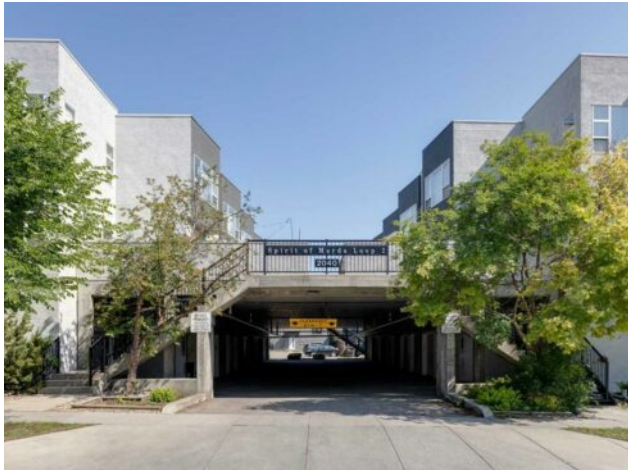


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

3, 2040 35 Avenue SW  
Calgary, Alberta

MLS # A2234560



**\$449,900**

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,148 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 409
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	N/A
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Prime Location Just Steps from the Heart of Marda Loop! This spacious and stylish 2-bedroom, 2-bathroom townhome offers the perfect blend of comfort and modern upgrades. Located in one of Calgary's most vibrant communities, you're just a short walk from trendy shops, cafes, parks, and schools. Inside, you'll love the open-concept main floor featuring in-floor heating, vinyl plank flooring, fresh paint, and a kitchen complete with quartz countertops. Step outside to your own private, fenced patio &mdash; perfect for relaxing or entertaining guests. Upstairs, both generously sized bedrooms come with their own bathrooms, offering privacy and convenience. The oversized single attached garage provides ample space for your vehicle plus additional storage. This home is a rare find in an unbeatable location, book your showing today!