



**GRASSROOTS**  
REALTY GROUP

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**2043 35 Avenue SW**  
**Calgary, Alberta**

**MLS # A2241442**



**\$449,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, See Remarks		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 655
<b>Basement:</b>	Finished, Partial	<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>	Ceiling Fan(s), Granite Counters, No Smoking Home, Track Lighting		

**Inclusions:** floating shelves in 3rd bedroom.

Freshly painted and move-in-ready, this home has a newer white kitchen with gleaming granite countertops and stainless steel appliances. Laminate 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 updated. All windows were replaced last year. Step outside to your private, fenced patio. This quiet, tiered space has a small perennial 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.