



GRASSROOTS
REALTY GROUP

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2043 35 Avenue SW
Calgary, Alberta

MLS # A2253975



\$394,500

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

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 655
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Track Lighting		

Inclusions: N/A

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 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.