



**3404 35 Avenue SE
Calgary, Alberta**

MLS # A2283436

\$359,900



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|------------------|---|-------------------------------|
| Division: | Dover | |
| Type: | Residential/Duplex | |
| Style: | Attached-Side by Side, Bi-Level | |
| Size: | 991 sq.ft. | Age: 1975 (51 yrs old) |
| Beds: | 4 | Baths: 2 |
| Garage: | Alley Access, Off Street, Parking Pad | |
| Lot Size: | 0.07 Acre | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Pantry, Storage | | |
| Inclusions: | all window coverings | | |

Move-in ready! This beautifully updated semi-detached bi-level offers nearly 1,000 sq ft of living space on the main level and has been freshly painted throughout with updated light fixtures, switches, and receptacles. The refreshed kitchen features an updated backsplash and hardware, an island with seating, and a new dishwasher. The spacious family and dining areas offer large south-facing windows, providing an abundance of natural light. Two generous sized bedrooms and an updated main bathroom with shower complete the main level. Downstairs, the basement includes a large recreation room, two additional good-sized bedrooms, another full bathroom, and a laundry room with plenty of storage. Major updates have been completed in recent years, including the roof, furnace, and hot water tank. The fully fenced backyard includes a parking area and gate for trailer parking and a small patio area by the front entrance for you to sit and enjoy the afternoon sun. Located on a quiet street near a playground and with easy access to major roadways and downtown; this home is ready for its next owner!