



GRASSROOTS
REALTY GROUP

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3404 35 Avenue SE
Calgary, Alberta

MLS # A2283436



\$359,900

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!