



GRASSROOTS
REALTY GROUP

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2023 35 Avenue SW
Calgary, Alberta

MLS # A2283777



\$774,999

Division:	Altadore		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,026 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Multiple Driveways, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: Lower suite fridge, stove, dishwasher

Steps from the vibrant energy of Marda Loop, this fully renovated home delivers modern inner-city living with excellent income potential. Both the main floor and the legal two-bedroom lower-level suite have been extensively upgraded, featuring luxury vinyl plank flooring, quartz countertops, dual vanities, and brand-new appliances throughout. Energy-efficient green windows and doors, along with durable Hardie Board siding, were installed in 2024 for added comfort and peace of mind. The bright and inviting two-bedroom lower suite offers large windows and a private entrance. It is currently Airbnb licensed and also well-suited for long-term rental, with previous rental income of \$1,750 per month (\$21,000 annually). Outside, enjoy low-maintenance front landscaping, a spacious fenced backyard finished with micro clover (no mowing required), and parking for up to three vehicles. A rare, turn-key opportunity just steps from cafés, restaurants, and boutiques—combining modern upgrades, flexible rental income potential, and one of Calgary’s most desirable inner-city locations.