



**2, 2040 35 Avenue SW**  
**Calgary, Alberta**

**MLS # A2298856**



**\$439,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Oversized, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Boiler, In Floor, Hot Water, Natural Gas, Radiant, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 409
<b>Basement:</b>	None	<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), Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** None

Welcome to inner-city living in the heart of Altadore, just steps from everything that makes Marda Loop one of Calgary's most vibrant and sought-after communities: shopping, restaurants, Mount Royal, bike paths, and Sandy Beach and River Park. This well-managed 2-storey townhome offers outstanding value and the rare bonus of an OVERSIZED ATTACHED SINGLE GARAGE, giving you the privacy and convenience you won't find in most inner-city condos. Located in the well-managed Spirit of Marda Loop 2 complex, this home is perfect for anyone looking to enter the market in a desirable community: first-time buyers, young professionals, or anyone looking to enjoy a walkable lifestyle with cafes, shops, restaurants, parks, and everyday amenities right outside their door. The building is pet-friendly (with board approval), making it an ideal option for pet owners who want inner-city convenience without compromise. Inside, the main floor features 9-FOOT CEILINGS and knockdown ceilings throughout, creating a bright, open feel. The living room is warm and inviting with a cozy GAS FIREPLACE, perfect for relaxing evenings at home. The functional kitchen includes a LARGE PANTRY for extra storage and flows nicely into the dedicated dining area, making everyday living and entertaining easy. Step outside to your private patio, ideal for summer evenings, morning coffee, or unwinding after a long day. The private entrance adds to the townhouse-style feel, offering a true sense of home rather than apartment living. Upstairs, you'll find two generously sized bedrooms with LARGE WINDOWS that bring in beautiful natural light. The primary bedroom features a walk-in closet and a full ensuite, while the second bedroom is ideal for a guest room, home office, or roommate setup. A second full bathroom on the upper level adds

everyday convenience. Additional features include a BRAND-NEW WASHER AND DRYER (2025), a NEW HOT WATER TANK (2025), and FRESHLY PAINTED throughout giving you peace of mind for years to come. The oversized attached single garage comfortably fits your vehicle with extra room for bikes, seasonal items, or additional storage, or even for a second small car. There is plenty of street parking nearby for guests. If you've been waiting for the right townhome in Marda Loop with space, parking, and true walkability, this is an opportunity you won't want to miss. Book your private showing today.