



1, 2106 35 Avenue SW  
Calgary, Alberta

MLS # A2299353



**\$459,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,319 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Front Yard, Lawn, Level, Rectangular Lot,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this stylish and spacious townhome in the heart of Marda Loop—one of Calgary’s most sought-after inner-city communities, known for its vibrant atmosphere and unbeatable walkability. Step inside to a bright and inviting main floor featuring high ceilings and a large front window that fills the space with natural light. The living room is anchored by a cozy gas fireplace with tile surround and mantle, creating the perfect spot to unwind. The functional layout flows seamlessly into the dining area and kitchen, where you’ll find white cabinetry, ample counter space, and a large walk in pantry for added convenience. A 2-piece bathroom completes the main level. Upstairs, you’ll find two generously sized bedrooms, each with its own walk-in closet and ceiling fan. The upper level also features a spacious 3-piece bathroom with a jetted tub, along with a skylight that enhances the bright, airy feel of the home. The fully finished basement adds valuable living space with a large recreation room—ideal for movie nights, a home gym, or a play area. You’ll also find a 4-piece bathroom, laundry area, and a dedicated storage closet. Comfort and efficiency are enhanced with a high-efficiency furnace and central Vacuflow system. Outside, enjoy a small front lawn that adds charm and a touch of greenery to your urban lifestyle. Location truly sets this home apart. Just steps from cafes, restaurants, boutiques, grocery stores, and scenic walking paths, you’ll love the lifestyle that comes with living in Marda Loop. Everything you need is right at your doorstep. An exceptional opportunity to own a thoughtfully designed inner-city home in one of Calgary’s most desirable neighbourhoods. If you’ve been waiting for the right townhome in Marda Loop with space and true walkability, this is one you won’t want to

miss. Book your private showing today.