



GRASSROOTS
REALTY GROUP

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A, 2115 35 Avenue SW
Calgary, Alberta

MLS # A2130901



\$535,000

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	887 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Enclosed, Garage Door Opener, Garage Faces Front, See Remarks		
Lot Size:	-		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 663
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A		

Modern and trendy townhome located in the exclusive inner-city community of Altadore offering 1,307 SF of developed living space with 3 bedrooms and 2 bathrooms. Situated within walking distance to Garrison Square Park, Marda Loop shopping and amenities and a quick bike ride to Sandy Beach as well as a variety of schools. The bright and open main floor features hardwood flooring throughout, a living room with cozy wood-burning fireplace which flows into the dining area and beautifully updated kitchen finished with quartz counter tops, breakfast bar, ceiling height cabinetry and sleek stainless steel appliances. The second level houses the private master retreat with incredible spa-inspired 4 piece ensuite with dual sinks and oversized steam shower. Basement development includes 2 bedrooms, a 4 piece bath and laundry/storage. Don't overlook a single attached garage and sunny south back yard with deck. Nothing to do but move in and enjoy the community has to offer!