



**2007 35 Avenue SW**  
**Calgary, Alberta**

**MLS # A2138526**



**\$689,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,535 sq.ft.	<b>Age:</b>	1993 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Laminate Counters, Recessed Lighting, Vinyl Windows		

**Inclusions:** light fixtures, garage door opener

Welcome to 2207 35 Ave SW, this affordable family home or investment property in the heart of beautiful Altadore. The home is in original condition. 4 beds, 3.5 bath home with attached front garage. This 2-storey home also has a finished basement and fenced in back yard. Built in 1993, it shows a thoughtful and functional layout, with open designed kitchen, dining and living room layout, including white cabinets, loads of counter space and storage. Upstairs are 3 generously sized bedrooms featuring vaulted ceilings and ensuite bath in the Primary suite. The other 2 bedroom share another 4-piece bathroom featuring a glorious illuminating skylight. The front bedroom also has a private balcony to enjoy the morning sunshine. The Fully developed basement is well laid out with a recreation room, another full bath and spacious bedroom. Walk to all the restaurants and shopping in Marda Loop. This property is conveniently located just minutes to downtown, Mount Royal University, Marda Loop and Westhills.