



GRASSROOTS
REALTY GROUP

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**B, 2115 35 Avenue SW
Calgary, Alberta**

MLS # A2339044



\$349,900

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,084 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 540
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Recessed Lighting, Soaking Tub, Tile Counters, Walk-In Closet(s)		

Inclusions:	None
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Nicely updated and ideally located in sought after Altadore, this 3 bedroom townhome offers over 1,500 sq ft of comfortable, well designed living space. The main floor features hardwood floors and an inviting open layout, where the living room—anchored by a charming feature fireplace—flows seamlessly into the dining area and kitchen. The kitchen provides excellent functionality with abundant counter and storage space and a stainless steel appliance package. The second level is dedicated to the private primary retreat, complete with a walk in closet and an updated, spa inspired 3 piece bath featuring an oversized shower. The fully developed basement adds valuable living space with two good sized bedrooms, a 4 piece bath, and a convenient laundry/storage area. Additional highlights include a single attached garage and a sunny, south facing fenced backyard with a deck—perfect for outdoor relaxing or entertaining. This prime Altadore location places you close to vibrant Marda Loop, River Park, excellent schools, shopping, public transit, and offers quick access to the downtown core.