



GRASSROOTS
REALTY GROUP

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2, 2132 35 Avenue SW
Calgary, Alberta

MLS # A2346045

\$475,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,360 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE THIS SUNDAY OCTOBER 18TH FROM 11AM TO 1PM! Freshly updated, move-in ready, and just a block from the heart of Marda Loop, this 3-bed, 2.5-bath semi-detached home pairs comfortable everyday living with a vibrant inner-city lifestyle. Offering 1,868 sq. ft. of total developed living space, the main floor feels bright and welcoming, with a spacious living room featuring a gas fireplace and large west-facing windows that capture the evening sun. The updated kitchen brings a fresh, modern look with quartz countertops, matte-black hardware, a large double-basin undermount sink, and an adjoining dining nook illuminated by east-facing windows. Fresh paint throughout completes the clean, updated feel. Upstairs, a skylight fills the landing with natural light. The primary bedroom features a walk-in closet and updated 3-piece ensuite, while 2 additional bedrooms and a 4-piece bath complete the level. Downstairs, the finished basement adds valuable flex space, storage, laundry, plus rough-ins for a future 2-piece bath and wet bar. Outside, enjoy a private fenced patio with low-maintenance landscaping and assigned parking. A new hot water tank (2026) is another welcome update. Step outside and Marda Loop's cafés, restaurants, boutiques, and everyday amenities are close at hand, with nearby schools, River Park, and Sandy Beach adding even more to the lifestyle.