



2040 35 Avenue Calgary Alberta

\$474,900

Located in the heart of ALTADORE and just a short walk to the shops and dining of MARDa LOOP, this 3-STOREY TOWNHOME with ATTACHED GARAGE offers thoughtful design and low-maintenance living with every level above grade. Inside, a welcoming PRIVATE FOYER includes built-in cabinetry for everyday functionality, while a spacious front patio connects you to the landscaped COURTYARD beyond. The main floor living room features a GAS FIREPLACE, large WEST-FACING WINDOW, and open sightlines into the kitchen and dining areas, blending comfort with convenience. The KITCHEN is equipped with STAINLESS STEEL APPLIANCES, GRANITE COUNTERS, a corner PANTRY, and a central PENINSULA for casual seating or entertaining. A full-sized DINING AREA easily fits a large table and makes great use of the open-concept plan. Upstairs, two generously sized BEDROOMS each offer their own 4-PIECE ENSUITE--ideal for roommates, guests, or small families--while a FLEX ROOM with upper cabinetry creates space for a home office, library, or exercise nook. Throughout the home you'll find easy-care LAMINATE and TILE FLOORING with NO CARPET, and efficient IN-FLOOR HEATING on all levels, including the garage. The SINGLE ATTACHED GARAGE is insulated, drywalled, and features extra-high ceilings with built-in shelving for seasonal storage. Additional upgrades include a NEW HOT WATER TANK in 2024. The exterior is finished in modern STUCCO, with raised planters and private entrances for each unit. This pet-friendly complex ALLOWS PETS WITH BOARD APPROVAL and offers an unbeatable lifestyle near River Park, Sandy Beach, transit, and highly rated schools including Altadore School and Central Memorial High. A smart choice for professionals, couples, or investors seeking location, functionality, and comfort in one of Calgary's most desirable communities. (id:6769)

Foyer 7.67 Ft x 5.92 Ft

Living room 16.83 Ft x 12.83 Ft

Dining room 11.42 Ft x 6.33 Ft

Kitchen 11.67 Ft x 11.67 Ft

Other 10.17 Ft x 6.42 Ft

Laundry room 2.83 Ft x 2.50 Ft

Primary Bedroom 12.83 Ft x 10.00 Ft

Bedroom 12.33 Ft x 9.33 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

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