



## 2002 35 Avenue Calgary Alberta

\$600,000

Step into this stunning corner-unit townhouse, perfectly positioned in one of Calgary's most vibrant and rapidly developing neighbourhoods. This home has an impressive 98 Walk Score and 92 Bike Score, meaning everything you need is just steps away. Grocery stores, parks, schools, restaurants, bars, coffee shops, fitness studios, shopping, and more are all within reach. With exciting plans to upgrade the area, Marda Loop is on track to become one of the most desirable neighbourhoods in the city, making this townhouse not only a wonderful place to live but also a smart investment opportunity. Parking is always a concern in inner-city neighbourhoods, but not here! Parking is a breeze with a single-car attached and heated garage that offers direct entry into the home, plus a large driveway for an additional vehicle. Flooded with natural light from large windows, this home offers a bright and inviting atmosphere that welcomes you in. The entry level from the street has a built-in office space and a half-bath. You will also find your laundry and mech room on this level. Up the stairs, the kitchen has updated appliances, a corner pantry and stone countertops with plenty of counter space for prep and ample storage space. Hardwood complements the home's contemporary feel throughout the main level, and a gas fireplace semi-separates the dining and living room area. Off the dining area is a covered patio with a heater, making it enjoyable in almost every season. Upstairs, the primary suite is a true retreat. Large windows let in natural light during the day and have blackout blinds for ultimate privacy. The en suite offers a dual vanity, jetted tub, updated light fixtures, and a walk-in closet, so the primary suite has everything you need. The second bedroom is equally impressive, with its own en suite, walk-in closet, and blackout blinds, offering both comfort and convenience....

Dining room 10.58 Ft x 13.33 Ft

Kitchen 16.50 Ft x 7.67 Ft

Living room 13.00 Ft x 18.08 Ft

5pc Bathroom Measurements not available

Primary Bedroom 12.83 Ft x 17.42 Ft

4pc Bathroom Measurements not available

Bedroom 11.17 Ft x 10.83 Ft

2pc Bathroom Measurements not available

Foyer 12.83 Ft x 6.25 Ft

Furnace 4.17 Ft x 8.33 Ft

Listing Presented By:



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