



# 2023 35 Avenue Calgary Alberta

\$774,999

Steps from the vibrant energy of Marda Loop, this fully renovated home delivers modern inner-city living with excellent income potential. Both the main floor and the legal two-bedroom lower-level suite have been extensively upgraded, featuring luxury vinyl plank flooring, quartz countertops, dual vanities, and brand-new appliances throughout. Energy-efficient green windows and doors, along with durable Hardie Board siding, were installed in 2024 for added comfort and peace of mind. The bright and inviting two-bedroom lower suite offers large windows and a private entrance. It is currently Airbnb licensed and also well-suited for long-term rental, with previous rental income of \$1,750 per month (\$21,000 annually). Outside, enjoy low-maintenance front landscaping, a spacious fenced backyard finished with micro clover (no mowing required), and parking for up to three vehicles. A rare, turn-key opportunity just steps from cafes, restaurants, and boutiques-- combining modern upgrades, flexible rental income potential, and one of Calgary's most desirable inner-city locations. (id:6769)

Kitchen 8.58 Ft x 12.42 Ft  
Dining room 8.83 Ft x 8.75 Ft  
Living room 13.17 Ft x 14.50 Ft  
Primary Bedroom 12.75 Ft x 10.00 Ft  
Bedroom 8.92 Ft x 10.17 Ft  
5pc Bathroom 8.92 Ft x 7.42 Ft  
Storage 4.25 Ft x 3.25 Ft

Furnace 9.50 Ft x 8.17 Ft  
Kitchen 9.50 Ft x 18.25 Ft  
Living room/Dining room 13.67 Ft x 21.58 Ft  
Primary Bedroom 13.42 Ft x 10.92 Ft  
Bedroom 9.33 Ft x 10.92 Ft  
5pc Bathroom 9.42 Ft x 7.08 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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