

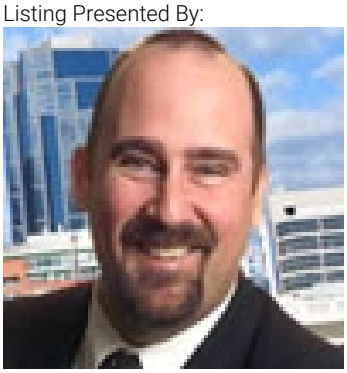
2132 35 Avenue Calgary Alberta

$499,900

Ideally located on a quiet 35 Avenue, this stylish home puts you within an easy walk of Garrison Shops and just minutes from downtown. Offering an impressive combination of space, upgrades and location, along with the convenience of a "no maintenance" yard, this is an exceptional opportunity for buyers looking for inner-city convenience without sacrificing room to live. The main floor welcomes you with a tiled foyer and beautiful maple hardwood flooring throughout, leading into a bright and spacious open-concept living area. The kitchen features granite countertops, raised eating bar, stainless steel appliances and a large pantry, while the adjacent dining room is exceptionally generous, with plenty of room for both formal dining and comfortable lounge seating. A gas fireplace creates a warm focal point in the living room, and the stylish powder room features a unique glass vessel sink. Upstairs, natural light pours in through a skylight set into the vaulted stairway ceilinG. The oversized primary bedroom offers a 3-piece ensuite with shower and a convenient walk-through closet. Two additional good-sized bedrooms share a renovated 4-piece bathroom, making this an ideal layout for a family, roommates or those needing dedicated office space. The Berber carpet throughout the stairs, upper hallway and bedrooms is fresh and lightly lived. The home has been freshly painted, including the entire main floor and the stairs to the upper landing, giving the property a crisp, move-in-ready feel. A newer washer, approximately one year old, adds to the list of updates. The unfinished basement provides excellent storage and future potential, and a new bathtub, toilet and vanity are included (currently in boxes in the basement), ready for your next project. Outside, enjoy a low-maintenance backyard and side yard finished with artificial turf, while any remaining grass areas are m...

Primary Bedroom 19.42 Ft x 12.58 Ft
3pc Bathroom 8.08 Ft x 4.92 Ft
Bedroom 11.08 Ft x 10.58 Ft
Bedroom 11.08 Ft x 8.92 Ft
4pc Bathroom 7.50 Ft x 4.92 Ft
Kitchen 12.92 Ft x 8.92 Ft
Living room 14.42 Ft x 14.25 Ft
2pc Bathroom 5.42 Ft x 4.58 Ft

Listing Presented By:



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