

\$599,000 - 1, 2108 35 Avenue Sw, Calgary

MLS® #A2113101

\$599,000

3 Bedroom, 3.00 Bathroom, 1,307 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Immerse yourself in the vibrancy of premium inner city living. This fully updated townhome is exceptionally bright and full of charm in the heart of exciting Marda Loop! An ideal place to live for the modern day professional that enjoys the comforts of home, with unparalleled access to an abundance of amenities and community offerings. This bright, end unit is completely illuminated with natural light shining in from big windows and a skylight, and reflecting off the newly painted walls and updated flooring. The open entryway leads into a spacious living area with gleaming hardwood floors, a corner gas fireplace, and a built-in shelf feature. Feast your eyes on the adjacent kitchen area, which includes a list of upgrades: subway tile backsplash, a farmhouse style sink, gold hardware, new countertops, and a designer light fixture and built-in bench breakfast nook in the nearby dining room. A large walk-in corner pantry is a convenient addition, along with a beautifully designed powder room that completes this level of the home. Upstairs are two sizeable and well-lit bedrooms each with their own walk-in closet. Between them is the shared 4-piece bathroom that has been renovated to include a giant vanity with extra long counter space, new lighting, gold-brush hardware throughout, a standalone soaker tub and a black-framed glass shower with a tile feature. Downstairs is a huge bedroom space along and an accompanying ensuite with a shower. A barn door feature has been integrated to



overlay the nearby nook which can be used as a private office space. The thoughtful design touches mixed with well-maintained original characteristics are what truly set this unique home apart. Out back, quickly access a single spot in the detached double garage, and in the front you can enjoy a private patio area and sunny south facing yard. This small townhouse complex is self-managed and has built up a solid reserve fund with remarkably low condo fees. Situated in the desirable community of Altadore, this incredible property is the perfect place to invest or live, and is surrounded by parks, greenspaces, schools, endless shopping opportunities and quick access to 14th Street and Crowchild Trail.

Built in 1997

Essential Information

MLS® #	A2113101
Price	\$599,000
Sold Price	\$612,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.00
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	1, 2108 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 2E3

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Single Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Pantry, Skylight(s), Soaking Tub, Wood Counters
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2024
Date Sold	March 29th, 2024
Days on Market	11
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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