

\$512,000 - 1, 2126 35 Avenue Sw, Calgary

MLS® #A2124057

\$512,000

2 Bedroom, 2.00 Bathroom, 1,267 sqft

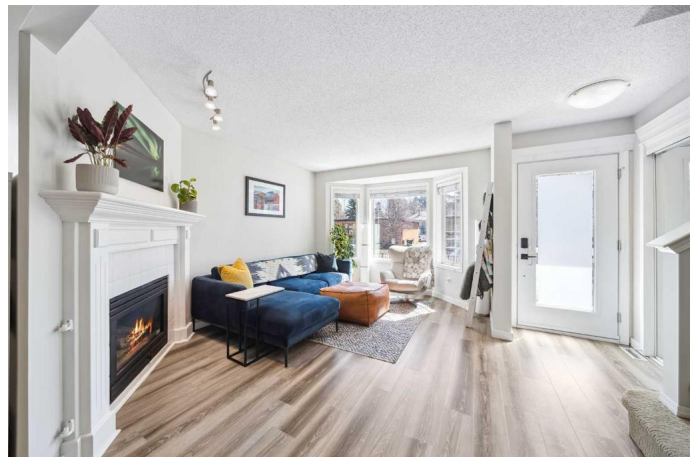
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Step inside this charming residence and discover over 1800 sq ft of thoughtfully designed living space. Situated in the heart of Marda Loop within walking distance to shops, restaurants and retail. Offering two bedrooms and two bathrooms with recent upgrades, including new exterior doors and windows. This modern gem boasts warmth and character at every turn.

Upon entering you will be captivated by the open concept floor plan bathed in abundance of natural light. The expansive living area provides the perfect sanctuary to relax and unwind, featuring neutral color tones, a cozy fireplace and south facing windows. Adjacent to the living space, you can enjoy dining and entertainment with friends and family in the gorgeous dining nook area, situated next to the kitchen offering modern cabinetry with granite countertops, stainless steel appliances, a mosaic tiled backsplash, and a walk-in pantry.

Ascend the staircase to discover the serene bedrooms, each offering a peaceful retreat from the hustle and bustle of daily life. The primary bedroom features a spacious layout and a walk-in closet, providing plenty of storage options. with a 4-piece shared ensuite that has been completely renovated with an elegant soaker tub. The second bedroom is equally inviting with a spacious walk-in closet and can serve as a guest room, or a home



office.

The fully finished basement offers a generous sized recreational room, perfect for casual entertainment and relaxation. The basement also includes a laundry room and ample storage space.

Outside, a charming patio and yard awaits, offering an ideal spot for morning coffee, or lounging and BBQ season with friends. With back-alley access, and an assigned private parking stall, and convenient visitor parking. Situated within walking distance to transit, Marda Loop, Crowchild Trail, and minutes to Downtown Calgary.

Come experience this remarkable family friendly home and join us at the Open House on Saturday April 23 from 2-4:30 pm.

Built in 1994

Essential Information

MLS® #	A2124057
Price	\$512,000
Sold Price	\$506,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,267
Acres	0.00
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 2126 35 Avenue Sw
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Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2E3

Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Granite Counters, No Smoking Home, Skylight(s), Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard
Lot Description	Back Lane, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 7th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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