

\$689,900 - 2007 35 Avenue Sw, Calgary

MLS® #A2138526

\$689,900

4 Bedroom, 4.00 Bathroom, 1,535 sqft

Residential on 0.05 Acres

Altadore, Calgary, Alberta

Welcome to 2207 35 Ave SW, this affordable family home or investment property in the heart of beautiful Altadore. The home is in original condition. 4 beds, 3.5 bath home with attached front garage. This 2-storey home also has a finished basement and fenced in back yard. Built in 1993, it shows a thoughtful and functional layout, with open designed kitchen, dining and living room layout, including white cabinets, loads of counter space and storage. Upstairs are 3 generously sized bedrooms featuring vaulted ceilings and ensuite bath in the Primary suite. The other 2 bedroom share another 4-piece bathroom featuring a glorious illuminating skylight. The front bedroom also has a private balcony to enjoy the morning sunshine. The Fully developed basement is well laid out with a recreation room, another full bath and spacious bedroom. Walk to all the restaurants and shopping in Marda Loop. This property is conveniently located just minutes to downtown, Mount Royal University, Marda Loop and Westhills.

Built in 1993

Essential Information

MLS® #	A2138526
Price	\$689,900
Sold Price	\$640,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,535
Acres	0.05
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2007 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2E2

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Laminate Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	June 14th, 2024
Date Sold	July 12th, 2024
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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