

\$399,900 - 22, 2040 35 Avenue Sw, Calgary

MLS® #A2146847

\$399,900

2 Bedroom, 2.00 Bathroom, 1,146 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

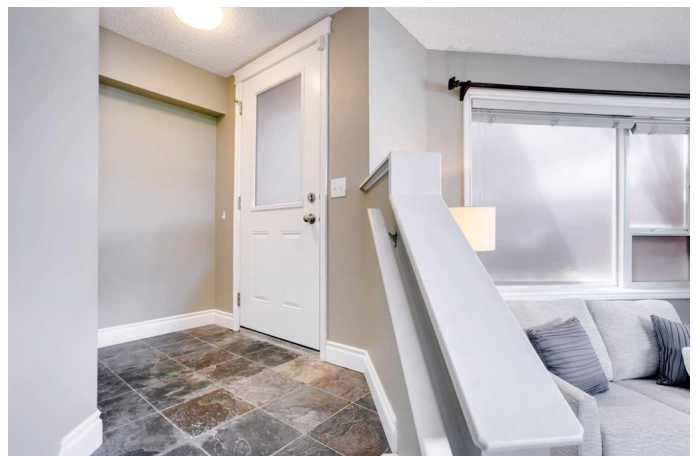
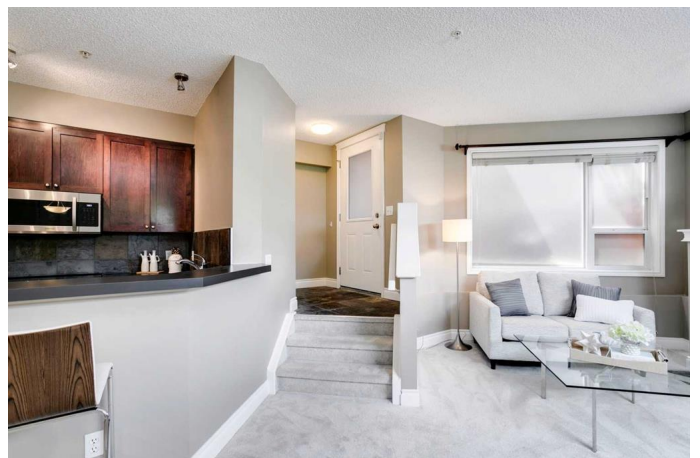
RENOVATED END UNIT in PRIME LOCATION in the upscale neighbourhood of Altadore with a GARAGE for under \$400K!!! This sounds almost too good to be true! This unit is conveniently located on a quiet street just a few blocks from the heart of MARDa LOOP. The OPEN CONCEPT and HIGH CEILINGS makes it ideal for entertaining. Take advantage of the abundance of counter space to prepare a culinary masterpiece. There is a lots of STORAGE SPACE in the Pantry. Forget about scrapping your car this winter. There is a deep single ATTACHED GARAGE with space leftover for storage. Both bedrooms are LARGE and there is an ENSUITE. The private patio makes a perfect location for a Summer BBQ. LOTS of RENOS in the last few years including: new stacked washer/dryer, newer fridge & microwave, newer counters and newer flooring. The complex has reasonable condo fees and is PET FRIENDLY. Walking distance to Original Joe's Restaurant, Tres Marias Food Market & Belmont Diner. Only a short drive from Downtown & THE RED MILE! Act quickly before it's gone!!

Built in 2004

Essential Information

MLS® # A2146847

Price \$399,900



Sold Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,146
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	22, 2040 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2E1

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Few Trees

Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 19th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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