

14, 2040 35 Avenue SW  
Calgary, Alberta

MLS # A2179863



\$449,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,102 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 409
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

**\*\*OPEN HOUSE Saturday, March 22 from 2pm-4pm\*\*** Luxury, convenience, and affordability come together in this remarkable townhome nestled in the heart of Marda Loop. Flooded with natural light, this stunning unit boasts elegant hardwood flooring, plush carpeting, and a charming outdoor courtyard. The main floor features a spacious living room, a dedicated dining area with a stylish feature wall, and a well-appointed kitchen. The kitchen is equipped with a new stainless steel dishwasher and stove, a generous corner pantry, and ample cabinetry for all your storage needs. Upstairs, you'll find two generously sized bedrooms, each with its own 4-piece ensuite. The primary bedroom is highlighted by a walk-through closet, while the second bedroom offers the same thoughtful design. A versatile bonus space and a convenient laundry closet complete the upper level. The lower level provides access to the attached single garage and a separate utility room. Situated in one of Marda Loop's most sought-after complexes, this home offers a strong sense of community and welcoming neighbours. Plus, you're just moments away from all of the supreme amenities Marda Loop Village has to offer.