

\$425,000 - 3, 2044 35 Avenue Sw, Calgary

MLS® #A2205609

\$425,000

2 Bedroom, 2.00 Bathroom, 1,116 sqft
Residential on 0.00 Acres

Altadore, Calgary, Alberta

OVER-THE-TOP WALKABILITY and EXTENSIVELY RENOVATED over the past few years, including all newer windows, kitchen (with quartz counters), both bathrooms, hot water tank, light fixtures, paint (including baseboards), etc. The main floor features a super-functional galley kitchen, dining area, and a surprisingly large living room, with sliding doors leading to your private deck/yard. Also, an updated half bathroom on this level and decent storage in the utility room. Hardwood on both levels (up and down). The upper floor has two sizable bedrooms and a superb, freshly renovated bathroom, including quartz counter and fog-free mirror. Assigned parking in the back, but you hardly need a car to live here, with practically everything you need within an easy walking distance! This is a rare opportunity to own a very comfortable, updated home in the dead centre of one of Calgary's most desirable communities.

Built in 1973

Essential Information

| | |
|------------|-----------|
| MLS® # | A2205609 |
| Price | \$425,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |



| | |
|----------------|---------------|
| Square Footage | 1,116 |
| Acres | 0.00 |
| Year Built | 1973 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 3, 2044 35 Avenue Sw |
| Subdivision | Altadore |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 2E1 |

Amenities

| | |
|----------------|--------------|
| Amenities | Snow Removal |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | Double Vanity, See Remarks, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | Other |
| Lot Description | Back Yard |
| Roof | Tar/Gravel |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 7 |

Zoning

M-C1

Listing Details

Listing Office

RE/MAX Realty Professionals

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.