



2007 35 Avenue, Calgary T2T2E2

MLS®#: **A2138526** Area: **Altadore** Listing Date: **06/14/24** List Price: **\$689,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 24-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **2,228 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,535**
 Low Sqft:
 Ttl Sqft: **1,535**

DOM

14
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Level,Rectangular Lot**
 Park Feat: **Concrete Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Storage**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Laminate Counters,Recessed Lighting,Vinyl Windows**
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`6" x 15`5"	Kitchen	Main	18`10" x 18`10"
Living Room	Main	17`8" x 12`6"	2pc Bathroom	Main	2`10" x 7`0"
Bedroom - Primary	Second	14`2" x 14`2"	Bedroom	Second	12`11" x 8`10"
Bedroom	Second	13`6" x 13`5"	4pc Ensuite bath	Second	8`1" x 9`9"
4pc Bathroom	Second	11`0" x 5`1"	3pc Bathroom	Lower	10`11" x 6`2"
Bedroom	Lower	15`11" x 9`0"	Game Room	Lower	15`11" x 18`8"

Title: **Fee Simple**
Legal Desc: **4530AC**

Zoning: **R-C2**

Remarks

Pub Rmks: **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.**

Inclusions: **light fixtures, garage door opener**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











