



THE A-TEAM

RE/MAX FIRST

2115 35 Avenue #A, Calgary T2T 2E4

MLS#: A2175734 Area: Altadore Listing: 10/30/24 List Price: \$499,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 1981
Finished Floor Area: 859
Abv Sqft: 859
Low Sqft:
Ttl Sqft: 859

Access:
Lot Feat: Landscaped, Rectangular Lot
Park Feat: Single Garage Attached

DOM

34
Layout
Beds: 3 (1 2)
Baths: 2.0 (2 0)
Style: 2 Storey

Parking

Ttl Park: 3
Garage Sz: 1

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard, Natural Gas
Sewer:
Ext Feat: Other
Construction: Stucco, Wood Frame
Flooring: Carpet, Hardwood, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Dining Room, Living Room, Bedroom - Primary, and Bedroom.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$663

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

8210297

Remarks

Pub Rmks:

WELCOME to this pet-friendly 3 bedroom, 2 FULL bathroom townhome in the heart of Marda Loop. Condo fees include utilities such as WATER and HEAT as well as your private parking spot in an attached garage - with an extra long driveway for more parking space - and yard maintenance all year round. The townhome has plenty of open living space, a renovated kitchen, upgraded bathrooms - including a steam shower upstairs! - and a sunny, south-facing yard space for you to enjoy. It is also kid friendly and the neighbours are absolutely wonderful in this cozy fourplex! You're walking distance to all the best shopping, parks and schools that the area has to offer, not to mention you're very close to Sandy Beach park - a wonderful area for walking and relaxing. There is no shortage of amenities a stone's throw away! Call your realtor today for a private showing of this modern gem.

Inclusions:

White couch, BBQ, Bed frames, Ceiling fan

Property Listed By:

CIR Realty

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











