



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2002 35 Avenue, Calgary T2T 2E1**

MLS® #: **A2179992**      Area: **Altadore**      Listing Date: **11/20/24**      List Price: **\$600,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2004**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**See Remarks**  
**Driveway,Heated Garage,Off Street,Parking Pad,Single Garage Attached**

DOM

**0**

Layout

Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking

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

Utilities and Features

Roof: **Rolled/Hot Mop**  
 Heating: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Slate,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete,Slab**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Jetted Tub,No Smoking Home,Open Floorplan,Pantry,Stone Counters,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Second</b>	<b>10`7" x 13`4"</b>	<b>Kitchen</b>	<b>Second</b>	<b>16`6" x 7`8"</b>
<b>Living Room</b>	<b>Second</b>	<b>13`0" x 18`1"</b>	<b>2pc Bathroom</b>	<b>Lower</b>	
<b>Foyer</b>	<b>Lower</b>	<b>12`10" x 6`3"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>4`2" x 8`4"</b>
<b>5pc Ensuite bath</b>	<b>Third</b>		<b>Bedroom - Primary</b>	<b>Third</b>	<b>12`10" x 17`5"</b>
<b>4pc Ensuite bath</b>	<b>Third</b>		<b>Bedroom</b>	<b>Third</b>	<b>11`2" x 10`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$326**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0411921**

Remarks

Pub Rmks: **Step into this stunning corner-unit townhouse, perfectly positioned in one of Calgary's most vibrant and rapidly developing neighbourhoods. This home has an impressive 98 Walk Score and 92 Bike Score, meaning everything you need is just steps away. Grocery stores, parks, schools, restaurants, bars, coffee shops, fitness studios, shopping, and more are all within reach. With exciting plans to upgrade the area, Marda Loop is on track to become one of the most desirable neighbourhoods in the city, making this townhouse not only a wonderful place to live but also a smart investment opportunity. Parking is always a concern in inner-city neighbourhoods, but not here! Parking is a breeze with a single-car attached and heated garage that offers direct entry into the home, plus a large driveway for an additional vehicle. Flooded with natural light from large windows, this home offers a bright and inviting atmosphere that welcomes you in. The entry level from the street has a built-in office space and a half-bath. You will also find your laundry and mech room on this level. Up the stairs, the kitchen has updated appliances, a corner pantry and stone countertops with plenty of counter space for prep and ample storage space. Hardwood complements the home's contemporary feel throughout the main level, and a gas fireplace semi-separates the dining and living room area. Off the dining area is a covered patio with a heater, making it enjoyable in almost every season. Upstairs, the primary suite is a true retreat. Large windows let in natural light during the day and have blackout blinds for ultimate privacy. The en suite offers a dual vanity, jetted tub, updated light fixtures, and a walk-in closet, so the primary suite has everything you need. The second bedroom is equally impressive, with its own en suite, walk-in closet, and blackout blinds, offering both comfort and convenience. The cozy gas fireplace in the living room is perfect for relaxing evenings, while central air conditioning ensures year-round comfort. Don't miss your chance to own this exceptional home in a location that truly offers it all.**

Inclusions: **Furniture present is available and negotiable outside of OTP.**  
Property Listed By: **CIR Realty**

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



















