



THE
A-TEAM

**RE/MAX
FIRST**

2044 35 Avenue #3, Calgary T2T 2E1

MLS® #: **A2205609** Area: **Altadore** Listing Date: **03/27/25** List Price: **\$425,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1973**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,115**
 Low Sqft:
 Ttl Sqft: **1,115**

DOM

9

Layout

Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Double Vanity,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`11" x 5`1"	Dining Room	Main	7`10" x 8`1"
Kitchen	Main	7`10" x 11`6"	Living Room	Main	11`5" x 19`7"
Furnace/Utility Room	Main	10`6" x 7`2"	5pc Bathroom	Upper	7`4" x 8`3"
Bedroom	Upper	8`7" x 13`10"	Bedroom - Primary	Upper	10`2" x 13`11"
Walk-In Closet	Upper	6`9" x 9`6"			

Legal/Tax/Financial

Condo Fee:
\$480

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0713717**

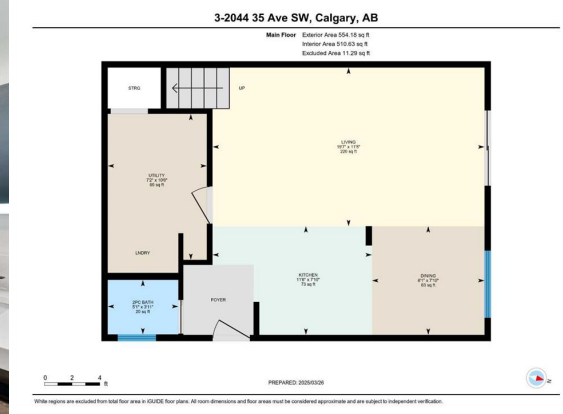
Remarks

Pub Rmks: **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.**

Inclusions:
Property Listed By: **Hood Fan
RE/MAX Realty Professionals**

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





3-2044 35 Ave SW, Calgary, AB

2nd Floor Exterior Area 561.62 sq ft
Interior Area 519.39 sq ft



PREPARED: 2025/03/26
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

