

# \$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	13

Zoning

M-C1

## **Listing Details**

Listing Office

RE/MAX Realty Professionals

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