

# \$474,900 - 8, 2040 35 Avenue Sw, Calgary

MLS® #A2230869

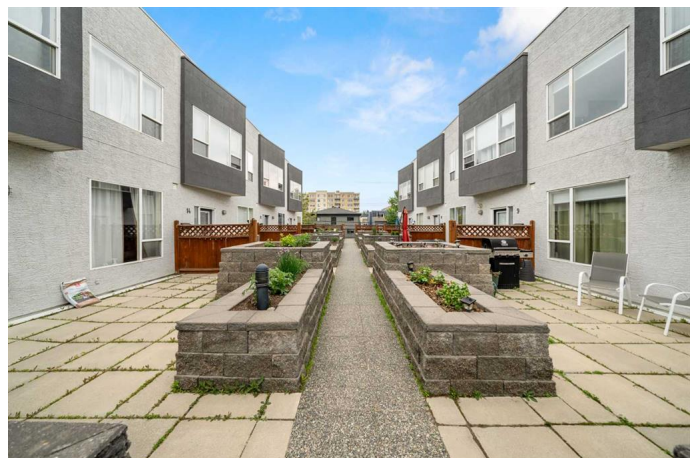
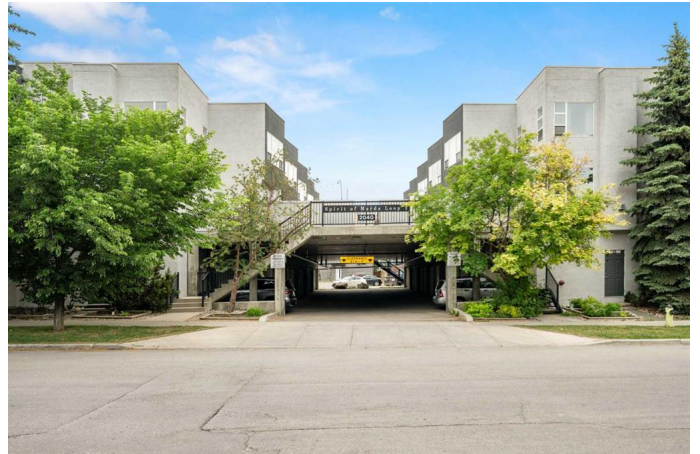
**\$474,900**

2 Bedroom, 2.00 Bathroom, 1,104 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Located in the heart of ALTADORE and just a short walk to the shops and dining of MARDIA LOOP, this 3-STOREY TOWNHOME with ATTACHED GARAGE offers thoughtful design and low-maintenance living with every level above grade. Inside, a welcoming PRIVATE FOYER includes built-in cabinetry for everyday functionality, while a spacious front patio connects you to the landscaped COURTYARD beyond. The main floor living room features a GAS FIREPLACE, large WEST-FACING WINDOW, and open sightlines into the kitchen and dining areas, blending comfort with convenience. The KITCHEN is equipped with STAINLESS STEEL APPLIANCES, GRANITE COUNTERS, a corner PANTRY, and a central PENINSULA for casual seating or entertaining. A full-sized DINING AREA easily fits a large table and makes great use of the open-concept plan. Upstairs, two generously sized BEDROOMS each offer their own 4-PIECE ENSUITE—ideal for roommates, guests, or small families—while a FLEX ROOM with upper cabinetry creates space for a home office, library, or exercise nook. Throughout the home you'll find easy-care LAMINATE and TILE FLOORING with NO CARPET, and efficient IN-FLOOR HEATING on all levels, including the garage. The SINGLE ATTACHED GARAGE is insulated, drywalled, and features extra-high ceilings with built-in shelving for seasonal storage. Additional upgrades include a NEW HOT WATER TANK in 2024. The exterior is finished



in modern STUCCO, with raised planters and private entrances for each unit. This pet-friendly complex ALLOWS PETS WITH BOARD APPROVAL and offers an unbeatable lifestyle near River Park, Sandy Beach, transit, and highly rated schools including Altadore School and Central Memorial High. A smart choice for professionals, couples, or investors seeking location, functionality, and comfort in one of Calgary's most desirable communities.

Built in 2004

**Essential Information**

MLS® #	A2230869
Price	\$474,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,104
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	8, 2040 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2E1

**Amenities**

Amenities	Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Insulated, Single Garage Attached

# of Garages 1

## Interior

Interior Features Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Basement None

## Exterior

Exterior Features Courtyard

Lot Description Landscaped, Low Maintenance Landscape

Roof Rubber

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 13th, 2025

Days on Market 7

Zoning M-C1

## Listing Details

Listing Office eXp Realty

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