

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

MLS® #A2230869

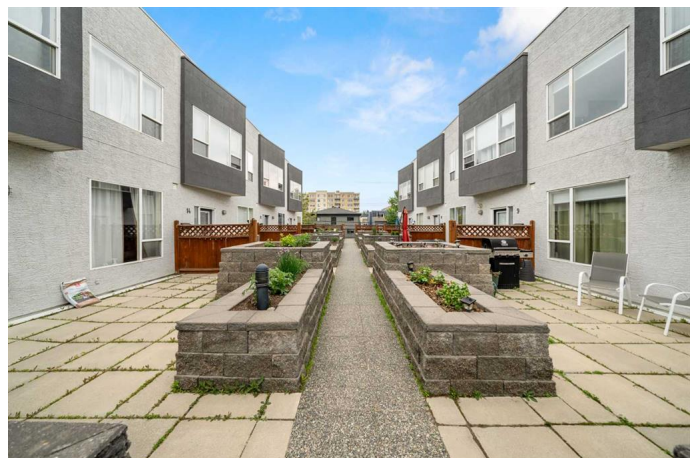
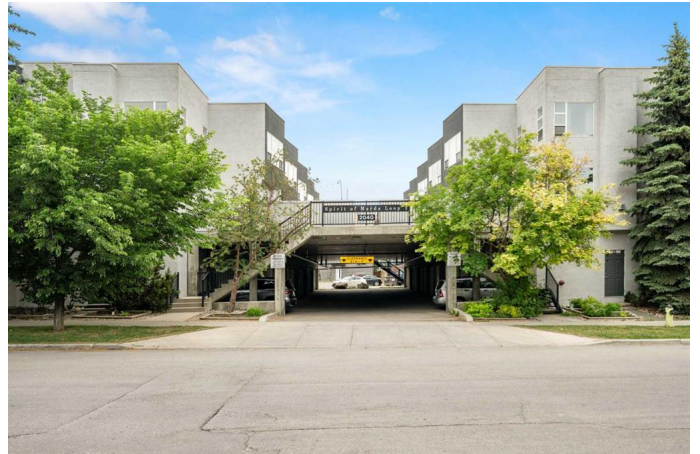
\$474,900

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 6

Zoning M-C1

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.