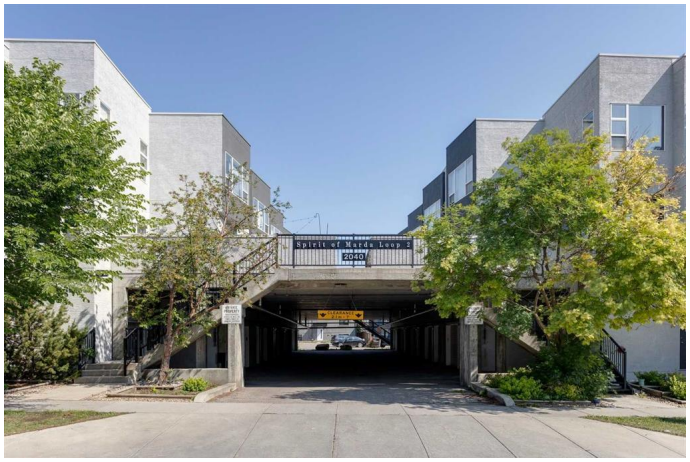
$449,900 - 3, 2040 35 Avenue Sw, Calgary

MLS® #A2234560

$449,900
2 Bedroom, 2.00 Bathroom, 1,148 sqft
Residential on 0.00 Acres



Altadore, Calgary, Alberta

Prime Location Just Steps from the Heart of Marda Loop! This spacious and stylish 2-bedroom, 2-bathroom townhome offers the perfect blend of comfort and modern upgrades. Located in one of Calgaryâ€™s most vibrant communities, youâ€™re just a short walk from trendy shops, cafes, parks, and schools. Inside, you'll love the open-concept main floor featuring in-floor heating, vinyl plank flooring, fresh paint, and a kitchen complete with quartz countertops. Step outside to your own private, fenced patio â€” perfect for relaxing or entertaining guests. Upstairs, both generously sized bedrooms come with their own bathrooms, offering privacy and convenience. The oversized single attached garage provides ample space for your vehicle plus additional storage. This home is a rare find in an unbeatable location, book your showing today!

Built in 2004

Essential Information

MLS® #	A2234560
Price	$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.00
Year Built	2004

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3, 2040 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2E1

Amenities

Amenities	Secured Parking, Snow Removal
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Breakfast Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2025
Days on Market	54
Zoning	M-C1

Listing Details

Listing Office	Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.