

# \$1,599,000 - 2112/2114 35 Avenue Sw, Calgary

MLS® #A2236255

**\$1,599,000**

0 Bedroom, 0.00 Bathroom, 3,963 sqft

Multi-Family on 0.16 Acres

Altadore, Calgary, Alberta

Discover this exceptional 4-corner, 4-plex situated on a 50' x 140' lot in one of Calgary's most sought-after communities—Marda Loop. Each of the four spacious units is 1480 sqft of developed living area and are fully self-contained, two-storey townhouse-style home with a fully developed basement, offering privacy, functionality, and comfort for tenants.

Each unit features: 1480 sqft of living area, 2 bedrooms on the upper level

1 additional bedroom and a generous rec room in the basement.

2 full bathrooms

In-suite laundry

Private deck

Separate utilities (tenants pay all utilities)

This is a turnkey investment with strong rental appeal. Whether you're looking to expand your portfolio or own a cash-flowing property in an unbeatable location, this opportunity checks all the boxes.

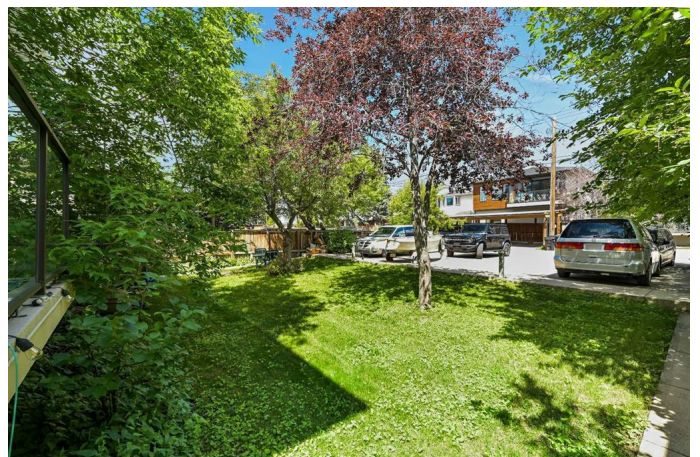
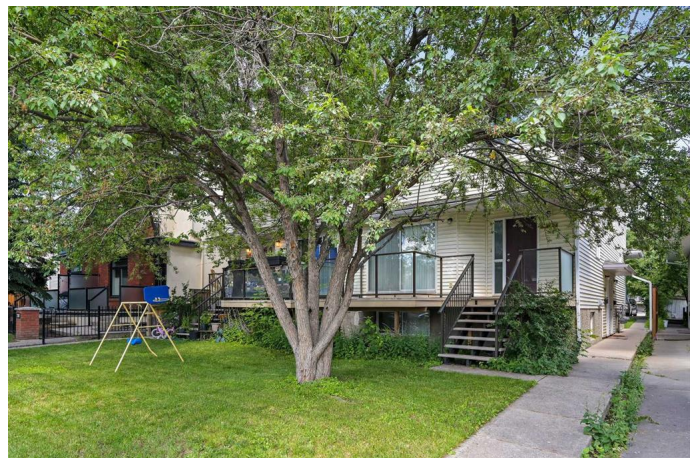
Steps away from shops, restaurants, parks, and transit, this property combines urban convenience with solid income potential.

Built in 1988

## Essential Information

MLS® #

A2236255



Price	\$1,599,000
Bathrooms	0.00
Square Footage	3,963
Acres	0.16
Year Built	1988
Type	Multi-Family
Sub-Type	4 plex
Style	2 Storey
Status	Active

### Community Information

Address	2112/2114 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2E3

### Amenities

Parking Spaces	4
Parking	Off Street, Stall

### Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Separate Water Heaters
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 8th, 2025
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Days on Market        8  
Zoning                    M-C1

**Listing Details**

Listing Office            The Real Estate District

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