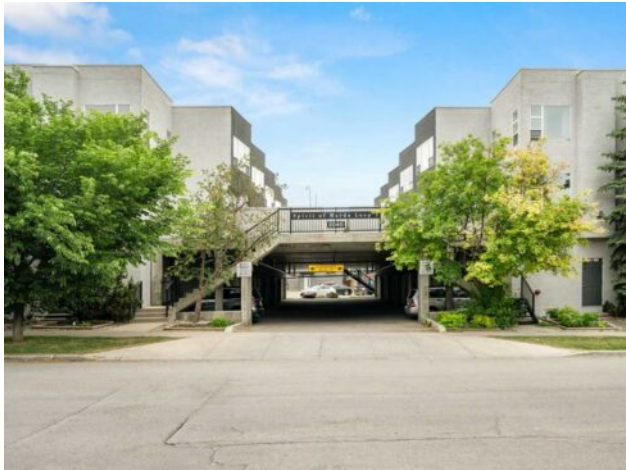


780-380-6207
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8, 2040 35 Avenue SW
Calgary, Alberta

MLS # A2230869



\$474,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,104 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 409
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Located in the heart of ALTADORE and just a short walk to the shops and dining of MARDa 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.