

# Single Family Townhouse For Sale

1,047 Sqft - 4, 2040 35 Avenue SW, Calgary,  
Alberta, Canada T2T2E2



## Property Description

Gorgeous 2 bed, 2 bath townhouse in the heart of Marda Loop! Engineered hardwood flooring, granite counter tops, stainless appliances, a cozy gas fireplace and laundry on the main floor. Upper level has new laminate flooring, spacious master with walk-in closet and 4-piece ensuite, second bedroom and another full bath. Oversized single attached garage with a ton of storage and a private front courtyard that is fully fenced for your privacy. Pet friendly complex and just blocks to River Park and Sandy Beach. Truly an amazing opportunity to live close to restaurants, shopping, coffee shops and a ton of other amenities. Call today for your private showing! (id:15472)

## Basic Details

Property Type:	<b>Single family</b>
Listing Type:	<b>For Sale</b>
Residential Type:	<b>Townhouse</b>
MLS® #:	<b>A1026265</b>
Price:	<b>\$359,900</b>
Beds:	<b>2</b>
Baths:	<b>2</b>
Rooms:	<b>Register to View</b>
Sq Ft:	<b>1,047 Sqft</b>
Year Built:	<b>2004</b>
Lot Area:	<b>2,276 m<sup>2</sup></b>








## Location

Street Number:	<b>2040</b>
Street:	<b>35</b>
Country:	<b>CA</b>
Province:	<b>AB</b>

City:	<b>Calgary</b>
Postal Code:	<b>T2T2E2</b>
Longitude:	<b>W115° 53' 30.2"</b>
Latitude:	<b>N51° 1' 21"</b>
Site Influences:	<b>Playground</b>

## Property [Rooms](#)

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- |  |  |
|--|--|
|  Living room<br>(11.50 Ft x 10.58 Ft) |  Kitchen<br>(10.08 Ft x 8.75 Ft)          |
|  Dining room<br>(8.67 Ft x 5.83 Ft)   |  Primary Bedroom<br>(14.17 Ft x 11.17 Ft) |
|  Bedroom<br>(11.75 Ft x 9.92 Ft)      |  3pc Bathroom                             |
|  4pc Bathroom                         |  |

## Agent [Info](#)

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