# 8 2132 35 Avenue SW

Calgary | Active | MLS® A2343361

**$499,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **1992** | **1,424 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Landan Real Estate

# A closer look

Ideally located on a quiet 35 Avenue, this stylish home puts you within an easy walk of Garrison Shops and just minutes from downtown. Offering an impressive combination of space, upgrades and location, along with the convenience of a "no maintenance" yard, this is an exceptional opportunity for buyers looking for inner-city convenience without sacrificing room to live. The main floor welcomes you with a tiled foyer and beautiful maple hardwood flooring throughout, leading into a bright and spacious open-concept living area. The kitchen features granite countertops, raised eating bar, stainless steel appliances and a large pantry, while the adjacent dining room is exceptionally generous, with plenty of room for both formal dining and comfortable lounge seating. A gas fireplace creates a warm focal point in the living room, and the stylish powder room features a unique glass vessel sink. Upstairs, natural light pours in through a skylight set into the vaulted stairway ceilinG. The oversized primary bedroom offers a 3-piece ensuite with shower and a convenient walk-through closet. Two additional good-sized bedrooms share a renovated 4-piece bathroom, making this an ideal layout for a family, roommates or those needing dedicated office space. The Berber carpet throughout the stairs, upper hallway and bedrooms is fresh and lightly lived. The home has been freshly painted, including the entire main floor and the stairs to the upper landing, giving the property a crisp, move-in-ready feel. A newer washer, approximately one year old, adds to the list of updates. The unfinished basement provides excellent storage and future potential, and a new bathtub, toilet and vanity are included (currently in boxes in the basement), ready for your next project. Outside, enjoy a low-maintenance backyard and side yard finished with artificial turf, while any remaining grass areas are maintained by the condo corporation. Your designated parking stall is #8, with visitor parking also available. Condo fees include waste and recycling. A rare 3-bedroom townhouse, an intimate 8-unit complex, a quiet location and a walk-to-everything lifestyle-this is the kind of property that doesn't come along often. We'd love to accommodate your showing needs, don't hesitate to book a showing! You'll love this place.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2343361 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |
| **Year Built** | 1992 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |

| | |
|---|---|
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Front/Back |
| **Total Living Area:** | 1,424 sq. ft. |
| **Condo Fee:** | $475.00 |
| **Condo Fee Includes:** | Common Area Maintenance |
| **Front Exposure:** | North |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 5 |
| **Year built:** | 1992 (Age: 34) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 9310808 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Unfinished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Duplex |

| | |
|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Altadore |
| **Amenities:** | None |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| **Inclusions:** | Bathtub, Toilet & vanity in the box in the basement. |
| **Restrictions:** | None Known |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Kitchen · 12'11" × 8'11" · |
| **Main Floor** | Living Room · 14'5" × 14'3" · |
| **2nd Floor** | Bedroom - Primary · 19'5" × 12'7" · |
| **2nd Floor** | Bedroom · 11'1" × 10'7" · |
| **2nd Floor** | Bedroom · 11'1" × 8'11" · |
| **Title to Land:** | Fee Simple |

| | |
|---|---|
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Storage, Vinyl Windows |
| **Exterior Features:** | Private Entrance |
| **Patio And Porch Features:** | Patio |
| **Lot Features:** | Landscaped |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C1 |
| **Listed Date:** | Sep 10, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8-2132-35-avenue-sw-calgary-a2343361/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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