

# \$949,900 - 1710 35 Avenue Sw, Calgary

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MLS® #A2230032

**\$949,900**

3 Bedroom, 4.00 Bathroom, 2,562 sqft

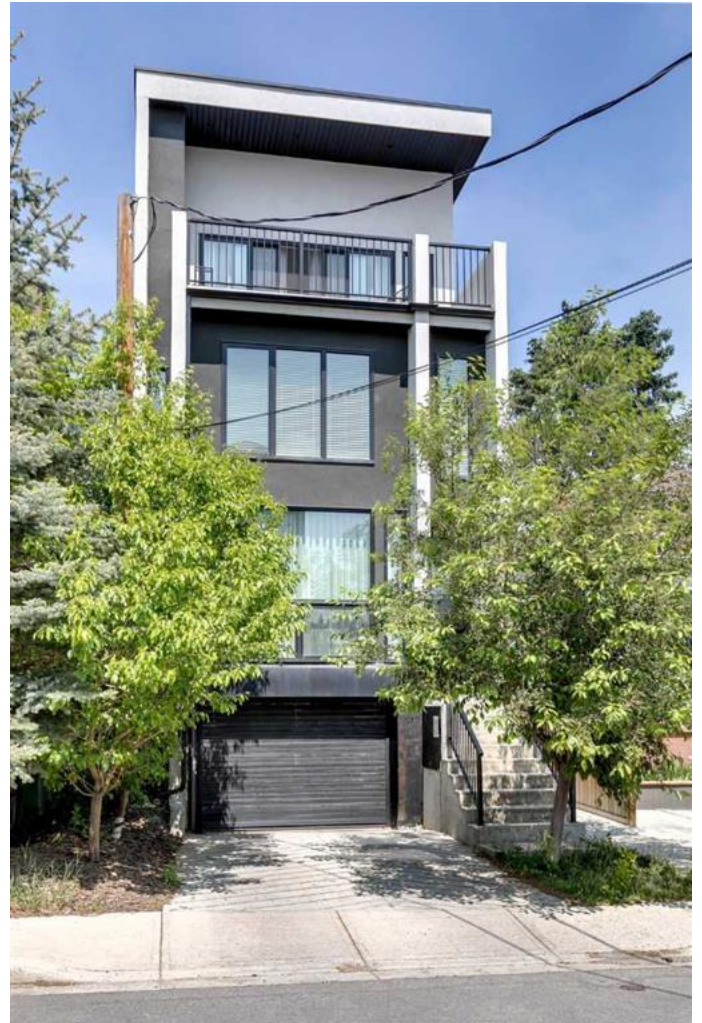
Residential on 0.13 Acres

Altadore, Calgary, Alberta

\* SEE VIDEO \* Experience elevated living in the heart of Altadore, just minutes from the vibrant shops and restaurants of Marda Loop and a short drive to downtown. This impressive three-level townhome offers 2,561 square feet of thoughtfully designed living space, featuring 3 bedrooms, 3.5 bathrooms, and elegant high-end finishes throughout. The main level is warm and welcoming with an open-concept layout and expansive south-facing windows that flood the space with natural light. The kitchen is sleek and modern, inspired by European design, and complete with quartz countertops. A private courtyard patio extends the living space outdoors, perfect for morning coffee or evening gatherings.

Upstairs, the top floor is home to a bright and versatile loft-style office, ideal for working from home or creative projects. This level also features a private balcony with beautiful city views, a guest bedroom, and flexible bonus space for your needs. Throughout the home, hand-scraped African Acacia hardwood adds rich texture and character, while the spacious primary suite offers a spa-like ensuite with heated floors and a personal deck for a quiet retreat.

Two titled underground heated parking stalls provide year-round convenience, and the low-maintenance lifestyle makes this home as practical as it is beautiful. Don't miss your chance to own a standout property in one of Calgary's most desirable neighbourhoods.



Book your private showing today!

Built in 2016

**Essential Information**

MLS® #	A2230032
Price	\$949,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,562
Acres	0.13
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active



**Community Information**

Address	1710 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B7



**Amenities**

Amenities	Parking, Storage, Secured Parking
Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Parkade, Secured, Titled, Underground, Electric Gate, Paved
# of Garages	2

**Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Wet Bar, Recessed Lighting
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave,

	Range Hood, Washer, Built-In Refrigerator, Wine Refrigerator
Heating	Forced Air, Natural Gas, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3
Basement	None

## Exterior

Exterior Features	Courtyard, Private Entrance
Lot Description	Low Maintenance Landscape, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	49
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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