

\$739,900 - 2012 35 Avenue Sw, Calgary

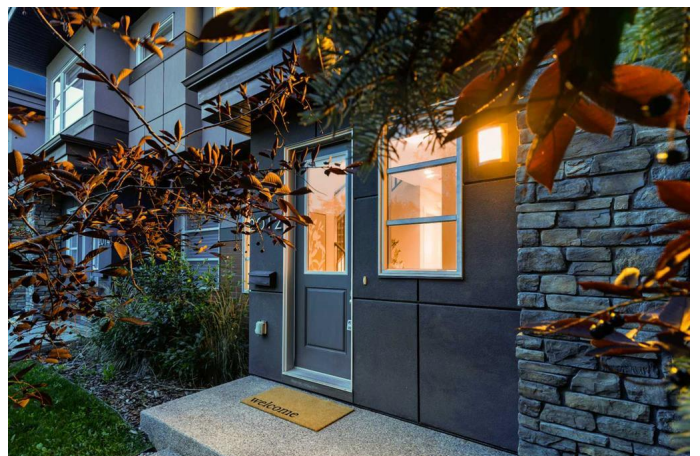
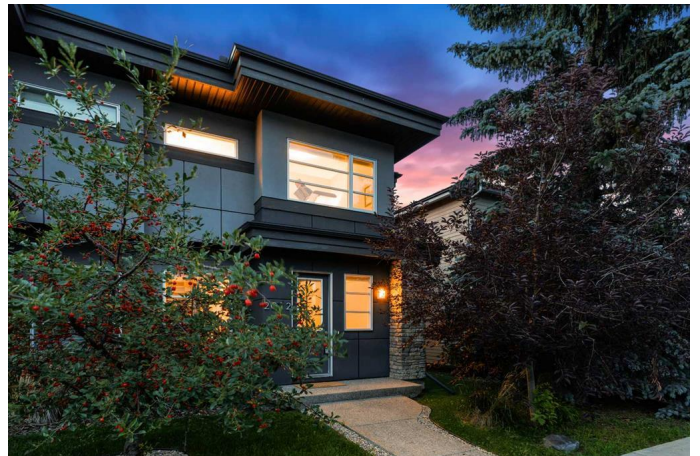
MLS® #A2243242

\$739,900

3 Bedroom, 3.00 Bathroom, 1,810 sqft
Residential on 0.00 Acres

Altadore, Calgary, Alberta

This modern, savvy 1800+ SF condo is perfect for the urban dwelling offering the feel of a semi-detached property, both inside and out. Perfectly situated in one of Calgary's most vibrant and sought-after communities, you're just steps from top-rated restaurants, coffee shops, boutique shopping, and everyday conveniences. With the exciting 'Loop in the Loop' main street project underway, this already amazing location is about to get even better. Inside, you'll find thoughtful design and quality finishes throughout. The main floor showcases a bright, open-concept layout with soaring 10-foot knock-down ceilings and wide plank hardwood flooring. The modern kitchen features a large quartz island with an eating bar, full-height cabinetry and stainless steel appliances—ideal for both everyday living and entertaining. Off the kitchen is a spacious dining and living area with gas fireplace, perfect for hosting friends and family. The main level is completed by a large 2-piece powder room, pantry, utility room, and a mudroom that opens onto the back patio—complete with a gas BBQ hookup. Upstairs, 9-foot ceilings create an airy feel throughout the three bedrooms, two full bathrooms, and laundry room. The primary suite includes a walk-in closet and a spa-like 5-piece ensuite with double vanities, a deep soaker tub, and a large walk-in shower. The second bedroom offers a clever pocket office—ideal for remote work or study.



Additional features include central air, unique basement space with infrared sauna and loads of storage and an oversized single garage with covered second parking stall. This is your opportunity to own a low-maintenance home in one of Calgary's most dynamic neighbourhoods and walking distance to everything that matters. Have a look at the pictures then book an appointment to see for yourself!

Built in 2015

Essential Information

MLS® #	A2243242
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,810
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2012 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2E1

Amenities

Amenities	None
Parking Spaces	1

Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	RE/MAX First
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