# \$899,900 - 1710 35 Avenue Sw, Calgary

MLS® #A2251357

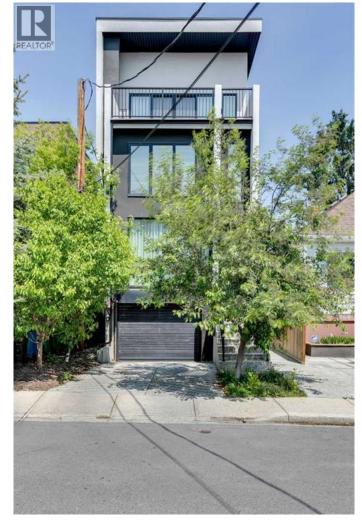
### \$899,900

3 Bedroom, 4.00 Bathroom, 2,562 sqft Single Family on 0.13 Acres

Altadore, Calgary, Alberta

\* SEE VIDEO \* Experience upscale urban living in the heart of Altadore, just steps from the vibrant shops and restaurants of Marda Loop and minutes to downtown. This impressive three-level townhome offers over 2,560 sq. ft. of thoughtfully designed living space with 3 bedrooms, 3.5 bathrooms, and sophisticated, high-end finishes throughout. The main floor welcomes you with an open-concept layout, soaring south-facing windows, and a warm, inviting atmosphere. The sleek European-inspired kitchen showcases quartz countertops and flows seamlessly into the dining and living areasâ€"perfect for both everyday living and entertaining. Step outside to your private courtyard patio, an ideal spot to enjoy morning coffee or host evening gatherings. Upstairs, the bright loft-style office provides the perfect work-from-home retreat, while a private balcony offers stunning city views. This level also features a spacious quest bedroom and a versatile bonus area to suit your lifestyle. Throughout the home, hand-scraped African Acacia hardwood adds timeless elegance and texture. The primary suite is a true retreat, complete with a spa-inspired ensuite featuring heated floors and a personal deck for quiet relaxation. Additional highlights include two titled underground heated parking stalls for year-round convenience and a low-maintenance lifestyle, giving you more time to enjoy the vibrant community around you.Don't miss this rare opportunity to own





a standout home in one of Calgary's most sought-after neighbourhoods. Schedule your private showing today! (id:6289)

#### Built in 2016

### **Essential Information**

Listing # A2251357
Price \$899,900

Bedrooms 3
Bathrooms 4.00

Half Baths 1

Square Footage 2,562 Acres 0.13 Year Built 2016

Type Single Family

Sub-Type Condominium/Strata

# **Community Information**

Address 1710 35 Avenue Sw

Subdivision Altadore
City Calgary
Province Alberta
Postal Code T2T2B7

#### **Amenities**

Amenities Schools, Shopping

Features See remarks, Wet bar, Closet Organizers, Parking

Parking Spaces 2

Parking Garage, Heated Garage, Underground

# of Garages 1

View View

### Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Wine Fridge, Dryer,

Microwave, Oven - Built-In, Hood Fan

Heating Natural gas Forced air, In Floor Heating

Cooling None Fireplace Yes

# of Fireplaces 1 # of Stories 3

### **Exterior**

Exterior Stucco, Wood siding

Construction Wood frame

Foundation Poured Concrete

## **Listing Details**

Listing Office eXp Realty







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