

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

MLS® #A2230032

\$949,900

3 Bedroom, 4.00 Bathroom, 2,562 sqft

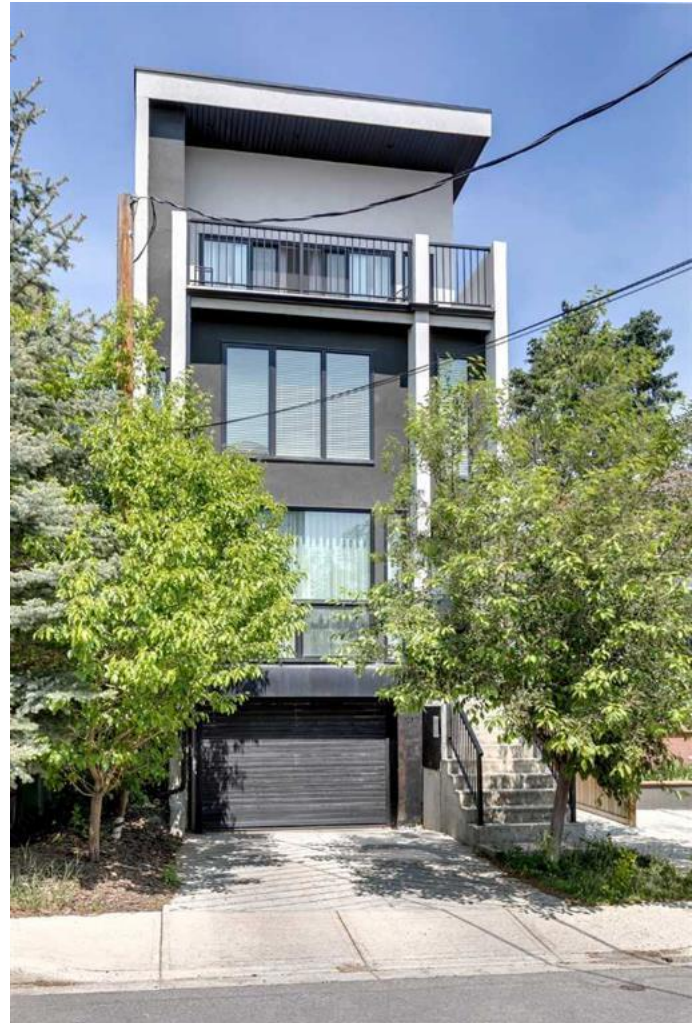
Residential on 0.13 Acres

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 | 52 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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