



**GRASSROOTS**  
REALTY GROUP

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302, 2010 35 Avenue SW  
Calgary, Alberta

MLS # A2226837



**\$320,000**

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 792
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Located in the heart of Marda Loop, this top-floor 2-bedroom, 1-bathroom condo offers the perfect blend of style, comfort, and convenience. Enjoy a spacious open-concept floorplan with timeless neutral flooring throughout. The kitchen features rich dark cabinetry, stainless steel appliances, and a breakfast bar—ideal for everyday living or entertaining. The bright and airy living/dining area extends to your own private balcony, perfect for morning coffee or relaxing evenings. Both bedrooms are generously sized, with the primary suite offering a walk-in closet. A large laundry room with extra storage space adds to the functionality of the home. Complete with a titled underground parking stall and a titled storage locker, this unit is steps away from some of Calgary's best restaurants, cafes, and amenities.