



**GRASSROOTS**  
REALTY GROUP

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304, 2010 35 Avenue SW  
Calgary, Alberta

MLS # A2259159



**\$264,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Altadore                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 901 sq.ft.                         | Age:   | 1982 (43 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                            |            |        |
|-------------|--------------------------------------------|------------|--------|
| Heating:    | Baseboard                                  | Water:     | -      |
| Floors:     | Ceramic Tile, Hardwood                     | Sewer:     | -      |
| Roof:       | -                                          | Condo Fee: | \$ 724 |
| Basement:   | -                                          | LLD:       | -      |
| Exterior:   | Stucco                                     | Zoning:    | M-C1   |
| Foundation: | -                                          | Utilities: | -      |
| Features:   | Breakfast Bar, Open Floorplan, See Remarks |            |        |

Inclusions: NA

Welcome to this beautifully updated 2-bedroom condo in the heart of Altadore, perfectly positioned to enjoy the vibrant lifestyle of Marda Loop. With 901 sq. ft. of open-concept living, this home blends style and function, offering bright, spacious interiors ideal for both everyday living and entertaining. The chef's kitchen features sleek granite countertops, modern cabinetry, and stainless-steel appliances, flowing seamlessly into the dining and living areas with rich hardwood flooring underfoot. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The thoughtfully designed floor plan includes two generous bedrooms and a well-appointed bathroom, making it perfect for professionals, couples, or those looking to downsize. Additional conveniences include secure underground heated parking, in-suite storage, and the comfort of a low-maintenance lifestyle in a well-managed building. Set in one of Calgary's most desirable districts, this condo offers unmatched access to the shops, cafés, restaurants, and fitness studios of Marda Loop. Everything you need is just steps away, from boutique shopping and local breweries to grocery stores and essential services. Outdoor enthusiasts will appreciate the nearby River Park and Sandy Beach, while commuters benefit from easy access to major routes and a quick drive to downtown. Whether you're seeking a walkable urban lifestyle or a welcoming home base close to it all, this Altadore gem delivers.