



**GRASSROOTS**  
REALTY GROUP

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205, 2010 35 Avenue SW  
Calgary, Alberta

MLS # A2267692



**\$295,000**

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	899 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 724
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: none

Why rent when you can own in Marda Loop? This spacious 2-bedroom condo is ideally located in the heart of Marda Loop, one of Calgary's most sought-after and evolving neighbourhoods. The home offers a functional layout with a kitchen featuring dark shaker-style cabinets, stainless steel appliances, granite countertops, and a raised eating bar. The large primary bedroom comfortably fits a king-size bed and includes a walk-in closet, while the second bedroom is versatile &mdash; ideal as a home office, guest room, or additional bedroom with its own generous closet. The bathroom features a deep soaker tub, and with in-suite laundry, a titled heated underground parking stall, and plenty of storage, this unit provides easy, comfortable living. With the Marda Loop redevelopment nearing completion, residents will soon enjoy the full benefits of all the improvements - enhanced streetscapes, new local businesses, and an even more vibrant community atmosphere. Step outside and explore 33rd and 34th Avenue, lined with boutique shops, cafes, wine bars, restaurants, and fitness studios. For outdoor enthusiasts, River Park, Sandy Beach, and Glenmore Reservoir are just minutes away. Whether you're an investor or a first-time buyer, this is a great opportunity to own in one of Calgary's most desirable inner-city areas.