



**105, 1728 35 Avenue SW**  
**Calgary, Alberta**

**MLS # A2271200**



**\$539,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,253 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** Air Conditioning Unit

Welcome to Unit #105 at The Montecito, a beautifully well-maintained building right in the heart of Marda Loop. As you walk into the home you are greeted by a spacious open concept living room, dining area and kitchen. Enjoy the natural light streaming into the living room, perfect for a cozy morning or catching up on your favourite shows in the evening. The space is finished with hardwood floors, granite counter tops, a full stainless steel appliance package and modern light fixtures. The mudroom features ample storage cabinets and exits right into the heated garage with a premium parking space conveniently right outside the door. On the main floor you will also find a powder room. Upstairs has a primary with an ensuite bathroom that has two sinks, tile throughout and a shower. There is an additional patio right off the primary bedroom to enjoy your morning coffee or sit outside on a summer evening. As a big additional feature on the upper level, there is another full bathroom and large second bedroom giving you ample space and room. The neighbourhood is exceptional, being walking distance from fantastic new restaurants, grocery stores, coffee shops and walking paths. Book your showing today to come see this exceptional property!