



GRASSROOTS
REALTY GROUP

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1710 35 Avenue SW
Calgary, Alberta

MLS # A2280856



\$899,900

Division:	Altadore		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	2,562 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Electric Gate, Garage Door Opener, Heated Garage, Parkade, Paved, Secure		
Lot Size:	0.13 Acre		
Lot Feat:	Low Maintenance Landscape, See Remarks, Views		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Wet Bar

Inclusions: Not applicable

Water: -

Sewer: -

Condo Fee: \$ 478

LLD: -

Zoning: M-C1

Utilities: -

* SEE SUMMER VIDEO * This stunning Altadore townhome places you steps from Marda Loop's best caf  s, shops, and restaurants, with downtown just minutes away. Offering over 2,560 sq. ft. across three thoughtfully designed levels, this home blends style, space, and everyday comfort with 3 bedrooms and 3.5 bathrooms. The sun-filled main floor features an open layout with oversized south-facing windows, creating a bright and welcoming feel. A sleek European-inspired kitchen with quartz countertops anchors the space, flowing seamlessly into the dining and living areas—perfect for hosting or relaxing at home. Step outside to your private courtyard patio, ideal for morning coffee or evening drinks. Upstairs, a loft-style office makes working from home feel effortless, while a private balcony captures south-facing views. A spacious guest bedroom and flexible bonus area complete this level, offering room to adapt to your lifestyle. Throughout the home, hand-scraped African Acacia hardwood adds warmth and character. The primary suite is a true retreat, featuring a spa-inspired ensuite with heated floors and a private deck for quiet moments. Two titled, heated underground parking stalls provide everyday convenience, and the low-maintenance design lets you spend more time enjoying the neighbourhood you love. Stylish, spacious, and perfectly located—this is inner-city living done right. Book your private showing today.