



102, 1709 35 Avenue SW  
Calgary, Alberta

MLS # A2176043



**\$499,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Single Garage Detached, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Quartz Counters, Smart Home, Wired for Data, Wired for Sound		

**Inclusions:** N/A

Discover urban elegance in this TRENDY MODERN TOWNHOUSE nestled in the heart of Marda Loop, one of Calgary's most sought after inner city neighbourhoods! Step into this open floor plan gem, perfect for both daily living and entertaining. The 9' ceilings and large windows create an inviting atmosphere while the chef inspired kitchen overlooking the family room takes centre stage with an abundance of cabinetry, a spacious island and sleek quartz countertops. This stylish home is as functional as it is beautiful. Move right in and celebrate the season in style in a home that offers not only comfort, but an UNBEATABLE LIFESTYLE, right in the heart of this vibrant and walkable community which embodies the best of urban living with a wealth of coffee shops, restaurants, boutiques and access to walking trails and bike paths just steps away. Pet restrictions - up to two 100 lb dogs welcome and cats welcome.