

# \$740,000 - 202, 1709 35 Avenue Sw, Calgary

MLS® #A2204165

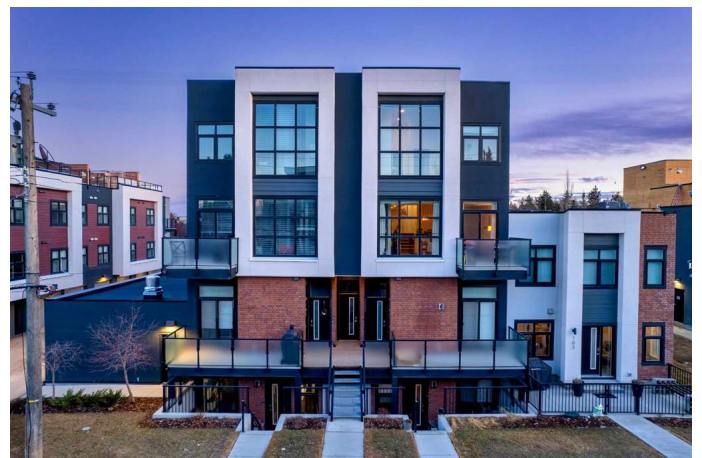
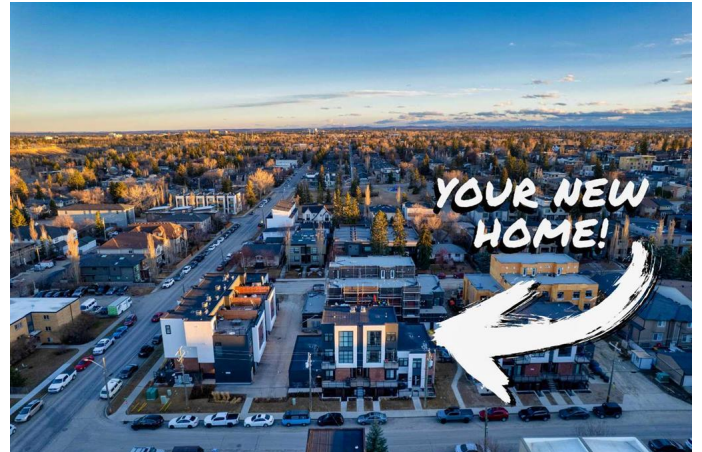
**\$740,000**

3 Bedroom, 3.00 Bathroom, 1,657 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

This three-bedroom, three-bathroom townhouse blends modern design with smart functionality, offering a bright, stylish living experience in one of Calgary's most sought-after communities. On the main level, herringbone flooring adds sophistication to the open-concept living space, while full-height windows flood the area with natural light. A private balcony extends off the living room—perfect for morning coffee or evening grilling. The kitchen features quartz countertops, sleek cabinetry, a gas stovetop, and a large island that's ideal for everything from quick meals to dinner parties. Just off the main floor, a split-level leads to two well-appointed bedrooms, one with an en-suite—ideal for guests, family, or a home office. All bathrooms feature quartz counters and LED mirrors for a clean, modern finish. The primary bedroom occupies the upper level, offering maximum privacy, soaring ceilings, full-height windows, a walk-in closet, and a 4-piece ensuite. Two titled, heated garage stalls provide secure parking and extra storage—an urban luxury. And up top, a private rooftop patio offers the perfect spot to relax, entertain, or take in the views. If you're after refined design, a smart layout, and a walkable lifestyle in one of Calgary's most vibrant neighbourhoods, this Altadore gem delivers.

Built in 2020



## Essential Information

MLS® #	A2204165
Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,657
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey Split
Status	Active

## Community Information

Address	202, 1709 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6X9

## Amenities

Amenities	Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Stall, See Remarks
# of Garages	2

## Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Stove
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Other

Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	14
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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