\$949,900 - 1710 35 Avenue Sw, Calgary

MLS® #A2230032

\$949,900

3 Bedroom, 4.00 Bathroom, 2,562 sqft Residential on 0.13 Acres

Altadore, Calgary, Alberta

Experience elevated living in the heart of Altadore, just minutes from the vibrant shops and restaurants of Marda Loop and a short drive to downtown. This impressive three-level townhome offers 2,561 square feet of thoughtfully designed living space, featuring 3 bedrooms, 3.5 bathrooms, and elegant high-end finishes throughout. The main level is warm and welcoming with an open-concept layout and expansive south-facing windows that flood the space with natural light. The kitchen is sleek and modern, inspired by European design, and complete with quartz countertops. A private courtyard patio extends the living space outdoors, perfect for morning coffee or evening gatherings.

Upstairs, the top floor is home to a bright and versatile loft-style office, ideal for working from home or creative projects. This level also features a private balcony with beautiful city views, a guest bedroom, and flexible bonus space for your needs. Throughout the home, hand-scraped African Acacia hardwood adds rich texture and character, while the spacious primary suite offers a spa-like ensuite with heated floors and a personal deck for a quiet retreat.

Two titled underground heated parking stalls provide year-round convenience, and the low-maintenance lifestyle makes this home as practical as it is beautiful. Don't miss your chance to own a standout property in one of Calgary's most desirable neighbourhoods. Book your private showing today!



Essential Information

MLS® # A2230032 Price \$949,900

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,562 Acres 0.13 Year Built 2016

Type Residential
Sub-Type Detached
Style 3 Storey
Status Active

Community Information

Address 1710 35 Avenue Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 2B7

Amenities

Amenities Parking, Secured Parking, St

Parking Spaces 2

Parking Garage Door Opener, Heate

Underground, Electric Gate

of Garages 2

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance,

Soaking Tub, Wet Bar

Appliances Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas

Cooktop, Microwave, Range Hood, Washer, Wine Refrigerator

Heating In Floor, Forced Air, Natural Gas

Cooling None





Fireplace Yes

of Fireplaces

Fireplaces Gas, Living Room

of Stories 3

Basement None

Exterior

Exterior Features Courtyard, Private Entrance

Lot Description Low Maintenance Landscape, See Remarks, Views

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 12th, 2025

Days on Market 4

Zoning M-C1

Listing Details

Listing Office eXp Realty

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