

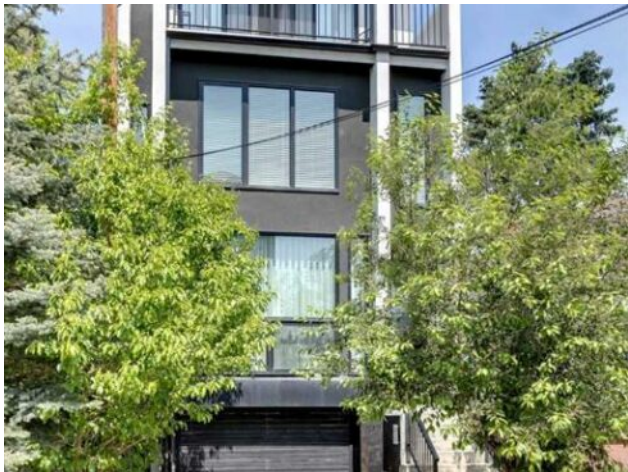


GRASSROOTS
REALTY GROUP

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1710 35 Avenue SW
Calgary, Alberta

MLS # A2230032



\$949,900

Division:	Altadore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,562 sq.ft.	Age:	2016 (9 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	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 478
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
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		

* OPEN HOUSE Saturday, June 28 1:30 - 4PM * SEE VIDEO * 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!