



GRASSROOTS
REALTY GROUP

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104, 1728 35 Avenue SW
Calgary, Alberta

MLS # A2348721



\$499,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,400 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 469
Basement:	None	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s)		
Inclusions:	None.		

Welcome to this thoughtfully designed townhome offering 1,400 sq. ft. of above-grade living space, ideally situated in the vibrant inner-city community of Altadore. The main floor features an expansive open living area with a generous living room highlighted by a fireplace and ample room for comfortable everyday living and entertaining. The well-proportioned kitchen offers excellent functionality with plenty of workspace, while a convenient mudroom, laundry area and storage add practicality to the main level. Upstairs, the spacious primary bedroom provides a comfortable retreat with generous closet space, a private 5-piece ensuite and access to a covered patio. A second well-sized bedroom is complemented by additional closet space and a 4-piece bathroom, creating a functional layout for family living, guests or a home office. With generously proportioned rooms and a practical two-storey floor plan, this home offers a comfortable blend of functionality and everyday livability. Direct access from your condo to the titled underground parking stall adds valuable convenience. Enjoy easy access to the shops, cafés, restaurants, fitness studios and everyday services of Marda Loop, along with nearby parks, pathways and the Elbow River. River Park and Sandy Beach provide opportunities for walking, cycling and outdoor recreation, while excellent schools, community amenities and easy access to Crowchild Trail and 14 Street SW make getting around the city a breeze.