

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

MLS® #A2230032

\$949,900

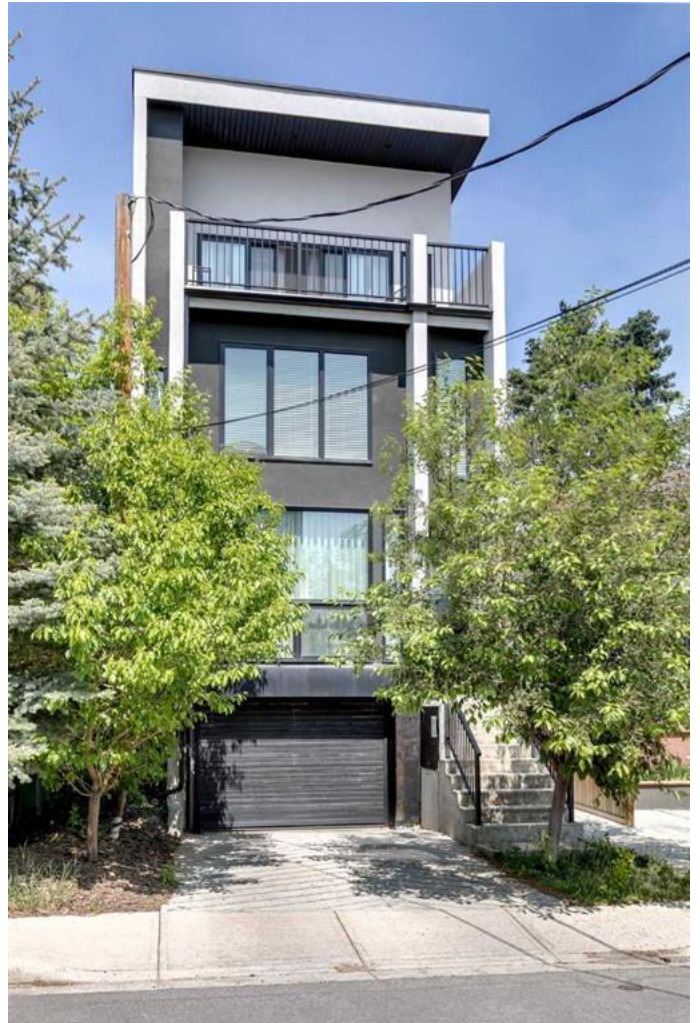
3 Bedroom, 4.00 Bathroom, 2,562 sqft
Residential on 0.13 Acres

Altadore, Calgary, Alberta

* 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!

Built in 2016

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, Heated Garage, Parkade, Titled, Underground, Electric Gate, Paved, Secured
# 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, Dishwasher, Dryer, Microwave, Range Hood,



	Washer, Wine Refrigerator, Built-In Refrigerator, Gas Cooktop
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
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	21
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.