

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

MLS® #A2204165

**\$740,000**

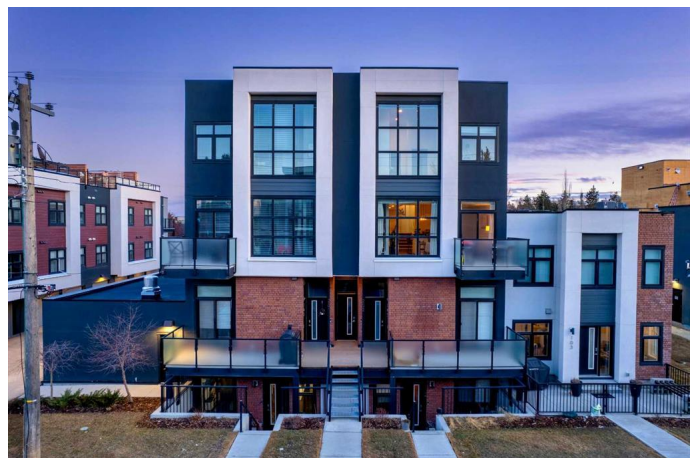
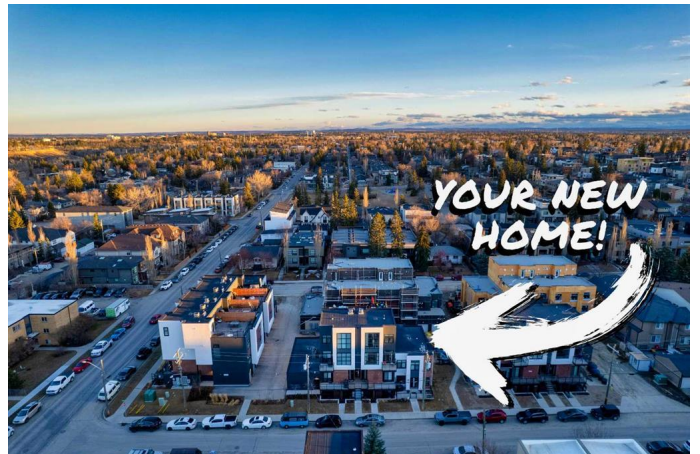
3 Bedroom, 3.00 Bathroom, 1,657 sqft

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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