



# 1710 35 Avenue Calgary Alberta

\$949,900

\* 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! (id:6769)

3pc Bathroom 6.17 Ft x 8.27 Ft  
 5pc Bathroom 9.68 Ft x 19.49 Ft  
 Bedroom 16.01 Ft x 9.51 Ft  
 Primary Bedroom 15.85 Ft x 18.77 Ft  
 3pc Bathroom 8.07 Ft x 5.09 Ft  
 Other 15.75 Ft x 8.33 Ft  
 Bedroom 17.85 Ft x 9.00 Ft  
 Family room 17.91 Ft x 27.82 Ft

Foyer 4.27 Ft x 7.19 Ft  
 Living room 13.75 Ft x 13.32 Ft  
 Kitchen 14.57 Ft x 17.68 Ft  
 Storage 4.59 Ft x 4.17 Ft  
 Dining room 10.01 Ft x 18.41 Ft  
 Other 6.00 Ft x 9.00 Ft  
 2pc Bathroom 4.49 Ft x 4.43 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
 (CENTRAL)**

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