



## 2010 35 Avenue Calgary Alberta

\$320,000

Located in the heart of Marda Loop, this top-floor 2-bedroom, 1-bathroom condo offers the perfect blend of style, comfort, and convenience. Enjoy a spacious open-concept floorplan with timeless neutral flooring throughout. The kitchen features rich dark cabinetry, stainless steel appliances, and a breakfast bar—ideal for everyday living or entertaining. The bright and airy living/dining area extends to your own private balcony, perfect for morning coffee or relaxing evenings. Both bedrooms are generously sized, with the primary suite offering a walk-in closet. A large laundry room with extra storage space adds to the functionality of the home. Complete with a titled underground parking stall and a titled storage locker, this unit is steps away from some of Calgary's best restaurants, cafes, and amenities. (id:6769)

4pc Bathroom 7.83 Ft x 7.42 Ft

Bedroom 12.17 Ft x 10.75 Ft

Dining room 14.92 Ft x 8.08 Ft

Kitchen 8.17 Ft x 10.33 Ft

Laundry room 7.00 Ft x 4.25 Ft

Living room 19.17 Ft x 11.75 Ft

Primary Bedroom 15.75 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
Nineteen 88 Real Estate

<http://www.brierepm.com/>



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