



## 1709 35 Avenue Calgary Alberta

\$499,000

Discover urban elegance in this TRENDY MODERN TOWNHOUSE nestled in the heart of Marda Loop, one of Calgary's most sought after inner city neighbourhoods! Step into this open floor plan gem, perfect for both daily living and entertaining. The 9' ceilings and large windows create an inviting atmosphere while the chef inspired kitchen overlooking the family room takes centre stage with an abundance of cabinetry, a spacious island and sleek quartz countertops. This stylish home is as functional as it is beautiful. Move right in and celebrate the season in style in a home that offers not only comfort, but an UNBEATABLE LIFESTYLE, right in the heart of this vibrant and walkable community which embodies the best of urban living with a wealth of coffee shops, restaurants, boutiques and access to walking trails and bike paths just steps away. Pet restrictions - up to two 100 lb dogs welcome and cats welcome. (id:6769)

Kitchen 14.25 Ft x 14.50 Ft

Living room 14.75 Ft x 14.50 Ft

Laundry room 3.25 Ft x 3.42 Ft

Storage 3.25 Ft x 8.67 Ft

Primary Bedroom 8.75 Ft x 15.83 Ft

3pc Bathroom 7.25 Ft x 9.17 Ft

Bedroom 8.75 Ft x 13.67 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft

Listing Presented By:



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