



## 1710 35 Avenue Calgary Alberta

\$899,900

\* SEE SUMMER VIDEO \* This stunning Altadore townhome places you steps from Marda Loop's best cafes, shops, and restaurants, with downtown just minutes away. Offering over 2,560 sq. ft. across three thoughtfully designed levels, this home blends style, space, and everyday comfort with 3 bedrooms and 3.5 bathrooms. The sun-filled main floor features an open layout with oversized south-facing windows, creating a bright and welcoming feel. A sleek European-inspired kitchen with quartz countertops anchors the space, flowing seamlessly into the dining and living areas--perfect for hosting or relaxing at home. Step outside to your private courtyard patio, ideal for morning coffee or evening drinks. Upstairs, a loft-style office makes working from home feel effortless, while a private balcony captures south-facing views. A spacious guest bedroom and flexible bonus area complete this level, offering room to adapt to your lifestyle. Throughout the home, hand-scraped African Acacia hardwood adds warmth and character. The primary suite is a true retreat, featuring a spa-inspired ensuite with heated floors and a private deck for quiet moments. Two titled, heated underground parking stalls provide everyday convenience, and the low-maintenance design lets you spend more time enjoying the neighbourhood you love. Stylish, spacious, and perfectly located--this is inner-city living done right. 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 Realty Professionals**

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