



1728 35 Avenue Calgary Alberta

\$539,900

Welcome to this fabulous END unit two-bedroom townhome with over 1400 square feet of total living space in the dynamic community of Marda Loop! Ideally situated on a quiet, mature, tree-lined street, it is only steps from all the action and convenience of everything the area offers, from grocery, retail, pubs, restaurants, beauty, parks, and schools. The spacious open-concept main floor boasts 9 ft ceilings, a gas fireplace, brand-new vinyl plank flooring and fresh paint. The kitchen features maple cabinetry, rich dark granite countertops, stainless steel appliances, and a gas stove. Off the kitchen, you will find both a laundry room and separate storage space. The main level also features access to two outdoor spaces, one off the kitchen and the other off the living room, overlooking the SOUTH tree-lined street view, ideal for your morning coffee or evening relaxation. Upstairs, you will find a large loft-style primary bedroom with abundant natural light from the sliding patio doors to the south-facing Juliet balcony. A 5 piece ensuite with dual sinks and a large closet complete the primary suite. The spacious second bedroom also features a Juliet balcony overlooking the courtyard steps from the 4-piece bath. The unit comes with a titled underground parking stall and convenient street parking. The Marda Loop Main Streets Project will bring a whole new look to the Marda Loop business district when it is completed in 2025/2026, making this vibrant community even more so! NOTE: The condo fees are \$486.80 per month and include Heat, Common Area Maintenance, Gas, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, and Water. Pets are welcome with Board Approval. All you need is the key! (id:6769)

4pc Bathroom 4.92 Ft x 7.67 Ft

5pc Bathroom 6.83 Ft x 7.67 Ft

Bedroom 19.33 Ft x 12.83 Ft

Primary Bedroom 16.58 Ft x 12.83 Ft

Kitchen 14.08 Ft x 8.33 Ft

Dining room 16.25 Ft x 9.33 Ft

Furnace 4.58 Ft x 7.92 Ft

Listing Presented By:



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