

\$740,000 - 202, 1709 35 Avenue Sw, Calgary

MLS® #A2204165

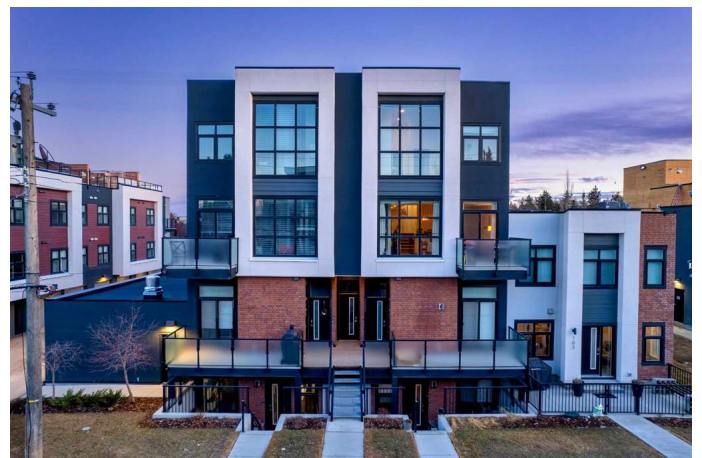
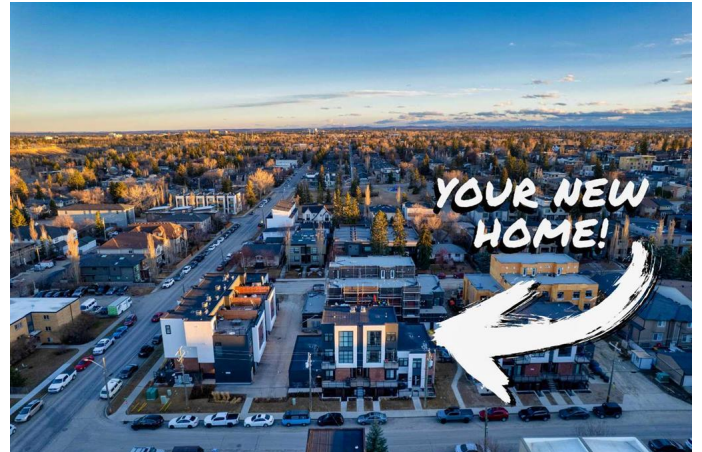
\$740,000

3 Bedroom, 3.00 Bathroom, 1,657 sqft
Residential on 0.00 Acres

Altadore, Calgary, Alberta

This three-bedroom, three-bathroom townhouse blends modern design with smart functionality, offering a bright, stylish living experience in one of Calgary's most sought-after communities. On the main level, herringbone flooring adds sophistication to the open-concept living space, while full-height windows flood the area with natural light. A private balcony extends off the living room—perfect for morning coffee or evening grilling. The kitchen features quartz countertops, sleek cabinetry, a gas stovetop, and a large island that's ideal for everything from quick meals to dinner parties. Just off the main floor, a split-level leads to two well-appointed bedrooms, one with an en-suite—ideal for guests, family, or a home office. All bathrooms feature quartz counters and LED mirrors for a clean, modern finish. The primary bedroom occupies the upper level, offering maximum privacy, soaring ceilings, full-height windows, a walk-in closet, and a 4-piece ensuite. Two titled, heated garage stalls provide secure parking and extra storage—an urban luxury. And up top, a private rooftop patio offers the perfect spot to relax, entertain, or take in the views. If you're after refined design, a smart layout, and a walkable lifestyle in one of Calgary's most vibrant neighbourhoods, this Altadore gem delivers.

Built in 2020



Essential Information

| | |
|----------------|----------------|
| MLS® # | A2204165 |
| Price | \$740,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,657 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 202, 1709 35 Avenue Sw |
| Subdivision | Altadore |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 6X9 |

Amenities

| | |
|----------------|--|
| Amenities | Snow Removal |
| Parking Spaces | 2 |
| Parking | Double Garage Attached, Stall, See Remarks |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Tray Ceiling(s) |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Stove |
| Heating | Forced Air |
| Cooling | Central Air |
| Basement | None |

Exterior

| | |
|-------------------|---------|
| Exterior Features | Balcony |
| Lot Description | Other |

| | |
|--------------|---------------------------|
| Roof | Tar/Gravel |
| Construction | Brick, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 18 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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