

\$549,900 - 107, 1728 35 Avenue Sw, Calgary

MLS® #A2125415

\$549,900

3 Bedroom, 2.00 Bathroom, 1,861 sqft

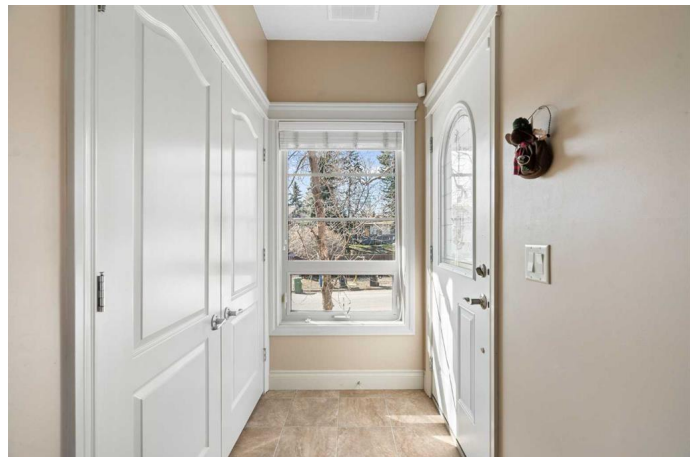
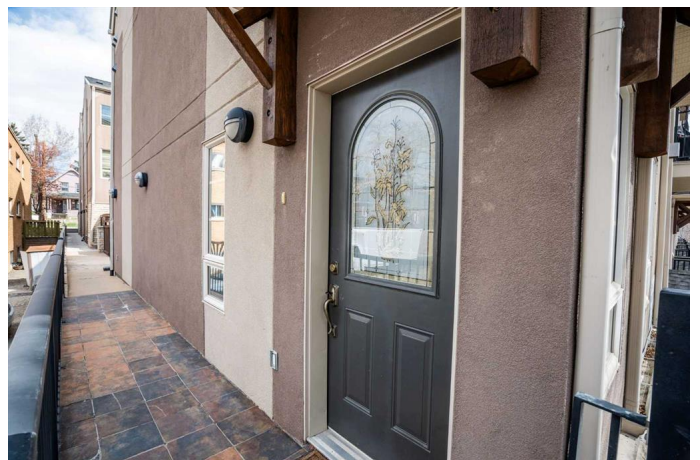
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Fantastic home for investors and those that want a lot of square footage in a great area! Enjoy fabulous urban living or rent out for over \$3500 per month. This meticulously maintained 3-storey end unit townhome offers an abundance of space, and all the modern amenities of Marda Loop within walking distance. Located on a quiet street, this is the perfect sanctuary for discerning buyers. As you step inside, you're greeted by designer-engineered flooring setting the stage for comfort and style. The main floor features an open-concept layout, seamlessly blending the kitchen, dining, and living areas. The kitchen is a chef's dream, equipped with a gas range, raised breakfast bar, granite counters, and stainless-steel appliances. The kitchen has easy access to your private patio facing the Italian-themed courtyard perfect for al fresco dining.

On the second floor, two generously sized bedrooms await, each boasting professionally built-in closets and ample natural light. The southwest-facing bedroom includes a Juliet balcony, offering stunning views of greenery and a tranquil retreat. A modern 4-piece bathroom completes this level, providing convenience and functionality.

The third floor is dedicated to the luxurious owner's retreat, featuring a spacious ensuite with a large walk-in closet. With its unique architectural design and abundance of space, this top-floor sanctuary is sure to impress. Located just three blocks from the vibrant



Marda Loop shopping district, residents will enjoy easy access to a plethora of amenities, including shops, restaurants, coffee shops, a local craft brewery, wine bar, and entertainment options. With quick drives or bikes to 17th Ave, Mount Royal University, and numerous parks and recreational areas, there's always something to explore. This location is a 10 minute drive or bike to the downtown core, offering convenience of lifestyle and lower commute times.

Parking is a breeze with one underground stall included, as well as underground visitor parking available plus ample additional street parking available for guests. And with the condo fee covering heating, water, garbage, recycling, and sewer costs, you can enjoy worry-free living year-round.

Don't miss your chance to own this exceptional urban oasis. Schedule your private showing today and experience the epitome of inner city living!

Built in 2005

Essential Information

MLS® #	A2125415
Price	\$549,900
Sold Price	\$534,250
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,861
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	107, 1728 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C9

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	June 18th, 2024
Days on Market	53
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office

RE/MAX iRealty Innovations

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