

\$479,900 - 101, 1728 35 Avenue Sw, Calgary

MLS® #A2167202

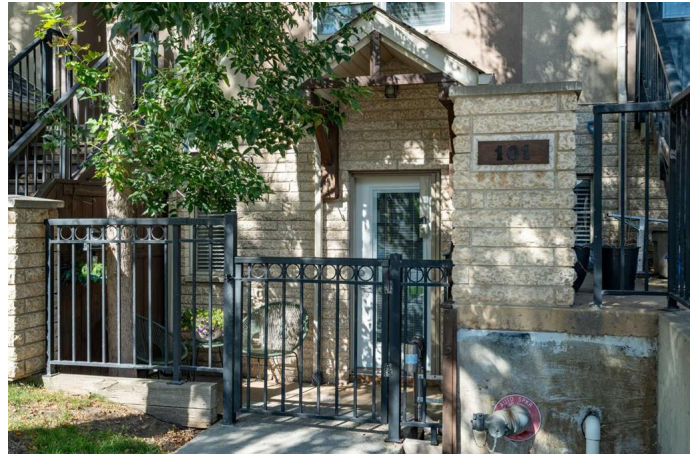
\$479,900

2 Bedroom, 2.00 Bathroom, 669 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to this fabulous END unit two-bedroom townhome with over 1300 square feet of total living space in the dynamic community of Marda Loop! Ideally situated on a quiet 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. Upon entering your front foyer, you will find a spacious open-concept main floor with coffered ceilings, hardwood floors and a gas fireplace. The kitchen is open to the living and dining space, featuring stainless steel appliances, espresso cabinetry, granite counters, a tile backsplash, a large breakfast bar and ample storage. Off the kitchen, you will find a good-sized mudroom/storage/pantry area leading out to your titled heated underground parking stall. The upper level features two large bedrooms, including the Primary suite with dual closets, a five-piece ensuite with a soaker tub & access to a patio overlooking the courtyard. The second bedroom with ample closet space & 3-piece bath complete the upper floor. Enjoy coffee on your private fenced front patio or from your second patio off the primary bedroom overlooking the courtyard. Additional features include All-new carpet and fresh paint, a new front door, a new pantry door and a new stacked washer and dryer. The Marda Loop Main Streets Project will bring a whole new look to the Marda Loop business district when it is completed in late 2024/2025, making this



vibrant community even more so! Note: this unit is partially below grade. All you need is the key!

Built in 2008

Essential Information

MLS® #	A2167202
Price	\$479,900
Sold Price	\$479,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	669
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	101, 1728 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C9

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2024
Date Sold	October 3rd, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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