

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

MLS® #A2204165

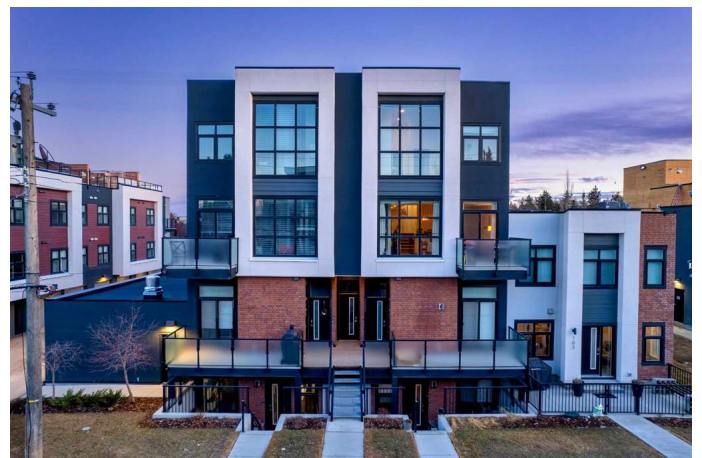
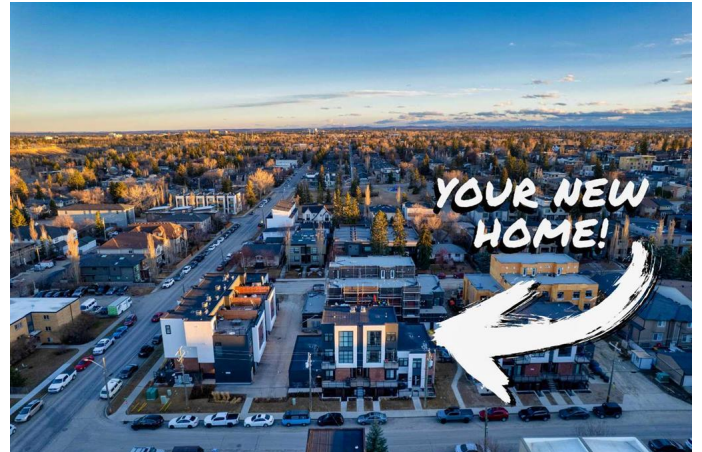
\$740,000

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 | 17 |
| Zoning | M-C1 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.