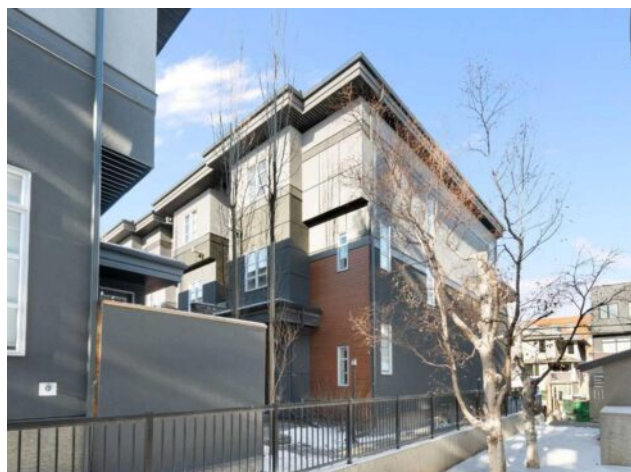


1, 2016 35 Avenue SW  
Calgary, Alberta

MLS # A2291910



## \$739,900

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,850 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Covered, Garage Faces Rear, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 454
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Entertainment shelving in Living Room, Garage hooks, Tv Wall Mounts

Welcome to this stunning contemporary townhome in the sought after community of Altadore, just steps from the vibrant shops, restaurants, and cafés of Marda Loop. Offering 1800+ sq ft of thoughtfully designed living space, this beautifully appointed home blends modern design with everyday functionality. The bright and open main floor features a large sliding patio door & windows that flood the space with natural light, creating an inviting atmosphere for both relaxing and entertaining. The gourmet kitchen is the centerpiece of the home, complete with quartz countertops, a large island, and sleek contemporary cabinetry, seamlessly connecting to the dining and living areas. A cozy living room with a gas fireplace and access to the private courtyard patio makes this level ideal for hosting or enjoying quiet evenings at home. Upstairs, the spacious primary bedroom offers a luxurious ensuite and generous closet space. Two additional bedrooms on the upper floor is ideal for a growing family or for hosting family and friends. Additional features include direct access from the attached garage and covered parking, all within minutes of downtown and close to parks, pathways, and top-rated schools. An exceptional opportunity to own a stylish inner-city home in one of Calgary's most desirable neighbourhoods.