

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

MLS® #A2204165

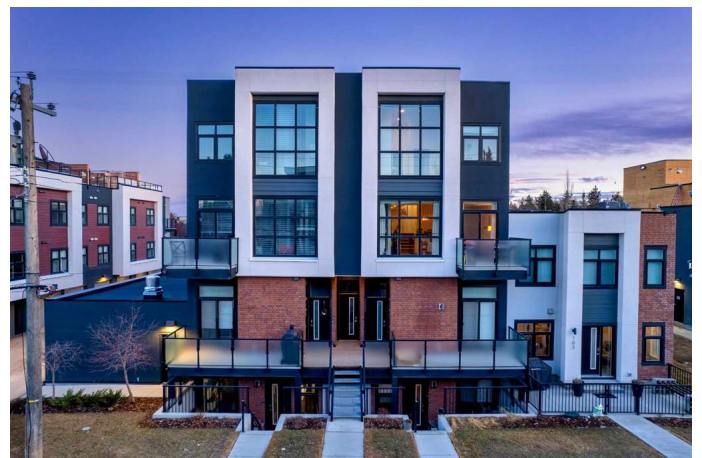
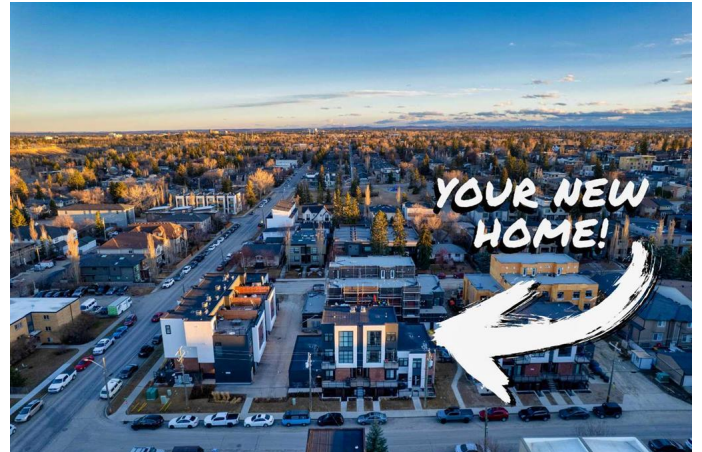
\$740,000

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, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer
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	5
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.