



THE
A-TEAM

**RE/MAX
FIRST**

1728 35 Avenue #107, Calgary T2T 2C9

MLS®#: **A2125415**

Area: **Altadore**

Listing Date: **04/26/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 12-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

2005

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

1,861

Low Sqft:

Ttl Sqft:

1,861

Lot Shape:

DOM

23

Layout

Beds:

3 (3)

Baths:

2.0 (2 0)

Style:

3 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Parkade,Underground

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Oven,Microwave Hood Fan,Refrigerator,Washer

Int Feat:

Breakfast Bar,Ceiling Fan(s),Double Vanity,Granite Counters,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`4" x 9`0"	Living Room	Main	15`7" x 24`7"
4pc Bathroom	Upper	0`0" x 0`0"	Bedroom	Upper	13`4" x 11`1"
Bedroom	Upper	19`3" x 11`1"	5pc Ensuite bath	Upper	0`0" x 0`0"
Laundry	Upper	6`3" x 8`1"	Bedroom - Primary	Upper	19`2" x 14`10"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$598

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

0813438

Remarks

Pub Rmks:

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!

Inclusions:

NA

Property Listed By:

RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









