

1712 35 Avenue, Calgary T2T 2C9

MLS®#: **A2148428** Area: **Altadore** Listing Date: **07/10/24** List Price: **\$629,900**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,538**  
 Low Sqft:  
 Ttl Sqft: **1,538**

DOM  
**68**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey,Side by Side**  
Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Landscaped,Rectangular Lot**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Membrane** Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**  
 Sewer: Ext Feat: **BBQ gas line** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Quartz Counters,Skylight(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 11`8"	Dining Room	Main	10`5" x 8`1"
Kitchen	Main	12`11" x 11`4"	Den	Main	9`4" x 5`0"
Bedroom - Primary	Upper	11`8" x 11`4"	Bedroom	Upper	10`11" x 9`8"
4pc Ensuite bath	Upper	0`0" x 0`0"	3pc Ensuite bath	Upper	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:  
**\$380**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1113581**

Remarks

Pub Rmks: **Welcome to this well-maintained 3 Storey Townhouse in Altadore, featuring 2 Beds + Den, 2.5 Baths, and 1,538 sq. ft. of living space. | Gleaming Hardwood floor & 9 feet high ceilings on the Main Floor | Quartz countertops in the Kitchen & Baths | Built-in ceiling Speaker on the Main Floor | 2 Ensuite Baths on the Upper Level | Single Attached Garage | Upon entering the main level, you'll be greeted by gleaming hardwood floors and 9-foot-high ceilings throughout. The functional Kitchen features a central island with quartz countertops & eating bar, stainless steel Whirlpool appliances, cabinets that go up to ceiling height, and the kitchen sink window overlooking the courtyard. Adjacent to the Dining room is a formal Living room adorned with a gas fireplace set against a floor-to-ceiling tile Feature wall with large south-facing windows, and access to a sun-drenched Balcony with a gas hookup. Additional highlights include built-in ceiling speakers, a Den, and a convenient half Bath on this level. The upper level has 2 Bedrooms with its own ensuites. The Master bedroom includes a private Balcony, a 3 pc Ensuite with a skylight, and a walk-in closet with organizers. The second Bedroom features a 4 pc ensuite and courtyard views. This level also features in-suite Laundry and a skylight for added natural light. The house includes a single attached garage at the entry level. Enjoy the convenience of proximity to Marda Loop's shops and restaurants, as well as easy access to parks, bike paths, and major routes such as Crowchild Trail.**

Inclusions: **N/A**  
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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