



THE
A-TEAM

**RE/MAX
FIRST**

1709 35 Avenue #102, Calgary T2T 6X9

MLS® #: **A2176043**

Area: **Altadore**

Listing Date: **10/29/24**

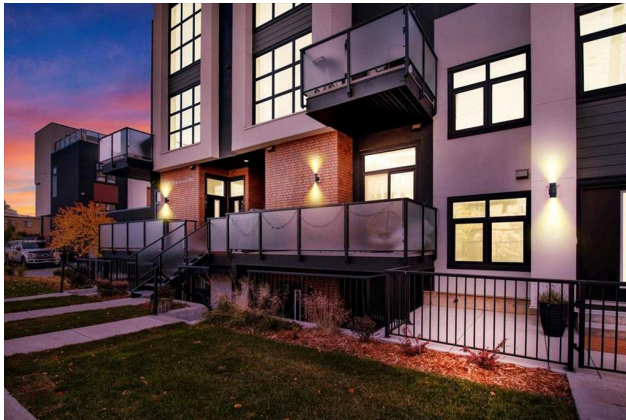
List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2020**

Finished Floor Area

Abv Sqft: **954**
Low Sqft:
Ttl Sqft: **954**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

53
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **3 Level Split**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape**
Park Feat: **Garage Door Opener,Single Garage Detached,Titled**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,Quartz Counters,Smart Home,Wired for Data,Wired for Sound**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$431

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: 2010465

Remarks

Pub Rmks: **Discover urban elegance in this TRENDY MODERN TOWNHOUSE nestled in the heart of Marda Loop, one of Calgary's most sought after inner city neighbourhoods! Step into this open floor plan gem, perfect for both daily living and entertaining. The 9' ceilings and large windows create an inviting atmosphere while the chef inspired kitchen overlooking the family room takes centre stage with an abundance of cabinetry, a spacious island and sleek quartz countertops. This stylish home is as functional as it is beautiful. Move right in and celebrate the season in style in a home that offers not only comfort, but an UNBEATABLE LIFESTYLE, right in the heart of this vibrant and walkable community which embodies the best of urban living with a wealth of coffee shops, restaurants, boutiques and access to walking trails and bike paths just steps away. Pet restrictions - up to two 100 lb dogs welcome and cats welcome.**

Inclusions: N/A
Property Listed By: RE/MAX Landan Real Estate

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



