

# \$599,900 - 1712 35 Avenue Sw, Calgary

MLS® #A2213372

**\$599,900**

2 Bedroom, 3.00 Bathroom, 1,217 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

OPEN HOUSE | SUN. JUN. 15 | 2:00-4:00 PM

| A unique blend of townhouse living in a duplex setting, this beautiful townhouse offers a single attached garage, 2 bedrooms each with an ensuite bathroom, top floor laundry and a great selection of finishing materials. In the lower level foyer, you will find a spacious entrance with heated tile flooring, Utility Room and Storage. On the main floor you'll witness a functional kitchen layout with center island, cabinet pantry, horizontal cabinet uppers, quartz counter tops and window view into the courtyard by the kitchen sink. The living room offers a gas fireplace with floor-to-ceiling 12" x 24" tile, large south-facing windows and access to a sundrenched balcony. The 2-piece powder room is tucked away from the main living space for added privacy. The upper level showcases a primary bedroom fit for a "king-size" bed with a private balcony, a 3-piece ensuite bathroom with marble tiled shower and flooring a floating vanity + a phenomenal walk-in closet with organizers. The second bedroom is equipped with a 4-piece ensuite and view into the courtyard. The laundry area completes this level. Other features include built-in ceiling speakers on main floor connected to a Sonos sound system, hardwood floors throughout the main floor, versatile flex/computer area, concrete patio off lower level and more. Great proximity to all the shops and restaurants in Marda Loop and great access to parks, bike paths and major thoroughfares like Crowchild Trail.



Built in 2011

## Essential Information

MLS® #	A2213372
Price	\$599,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,217
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1712 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C9

## Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Single Garage Attached, Aggregate, Insulated
# of Garages	1

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Built-in Features, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Gas, Insert, Living Room, Tile
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Uncovered Courtyard
Lot Description	Back Lane, Gentle Sloping, Lawn, Rectangular Lot
Roof	Membrane, Rubber
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 20th, 2025
Days on Market	56
Zoning	M-C1

## Listing Details

Listing Office	KIC Realty
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