205, 2010 35 Avenue SW
Calgary, Alberta

MLS # A2206170

$329,900

Division:	Altadore
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	899 sq.ft.	**Age:**	1982 (43 yrs old)
Beds:	2	**Baths:**	1

Garage:	Heated Garage, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Rolled/Hot Mop	**Condo Fee:**	$ 724
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions:	N/A

This spacious 2-bedroom condo is ideally located in the heart of Marda Loop, one of Calgary’s most sought after neighborhoods. The home features a functional layout with a kitchen that includes dark shaker style cabinets, stainless steel appliances, granite countertops and a raised eating bar. The large master bedroom fits a king-size bed and offers a walk-in closet. The second bedroom is versatile, serving perfectly as a home office, guest bedroom, or second bedroom, complete with a spacious closet. The bathroom features a deep soaker tub, and with in-suite laundry, a titled heated underground parking stall and plenty of storage and closets within, this unit has everything you need for easy, comfortable living. Luxury of living in Marda Loop puts you just steps away from all the neighborhood’s best spots. Enjoy the vibrant 33rd and 34th Avenues, full of boutique shops, cafes, wine bars, restaurants, and fitness studios. If you love the outdoors, you're just minutes from River Park, Sandy Beach, and the Glenmore Reservoir. This condo offers the perfect balance of a great location and a comfortable, low-maintenance lifestyle.