

\$275,000 - 1, 2044 35 Avenue Sw, Calgary

MLS® #A2193641

\$275,000

1 Bedroom, 1.00 Bathroom, 484 sqft
Residential on 0.00 Acres

Altadore, Calgary, Alberta

ONLY \$218 MONTHLY CONDO FEES |
STYLISH AND BRIGHT | 1 BEDROOM
CONDO | DESIRABLE MARD A LOOP!
Discover the charm and convenience of urban living in this 1-bedroom condo, perfectly situated in the sought-after Marda Loop area. Featuring 9'™ CEILINGS throughout, every square inch of this inviting home is thoughtfully designed, offering a perfect blend of comfort and urban convenience. The kitchen offers stainless steel appliances, washer/dryer combo neatly tucked away, stone countertops. The living area offers an open floor plan with a Patio DOOR leading to a South-facing patio, making it the ideal spot for relaxation or entertaining guests. The PRIMARY bedroom is a private retreat. This thoughtful layout enhances both privacy and convenience, making it a perfect urban sanctuary. Additional comforts include IN-SUITE LAUNDRY, assigned parking stall, and a secure STORAGE LOCKER. You™ll love living an easy 2 MIN WALK to Marda Loop, a vibrant hub of activity with over 150 TRENDY BOUTIQUES, gourmet restaurants, and cozy cafes. 10 MIN DRIVE DOWNTOWN means you won™t be fighting traffic or in the summer you can even bike to work! Don™t miss out on this exceptional opportunity in one of Calgary™s most vibrant neighborhoods. Check this one out before it™s gone!

Built in 1973



Essential Information

MLS® #	A2193641
Price	\$275,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	484
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	1, 2044 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2E1

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Open Floorplan, Separate Entrance, Stone Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
# of Stories	2

Exterior

Exterior Features	Private Entrance, Lighting
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed February 14th, 2025

Days on Market 55

Zoning M-C1

Listing Details

Listing Office Keller Williams BOLD Realty

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