

\$699,000 - 1746 35 Avenue Sw, Calgary

MLS® #A2205949

\$699,000

2 Bedroom, 2.00 Bathroom, 758 sqft

Residential on 0.04 Acres

Altadore, Calgary, Alberta

2 BEDROOMS | 2 BATHROOMS |
OPEN-CONCEPT LIVING | QUARTZ
COUNTERTOPS | PREMIUM APPLIANCE
PACKAGE | INVITING AMBIANCE

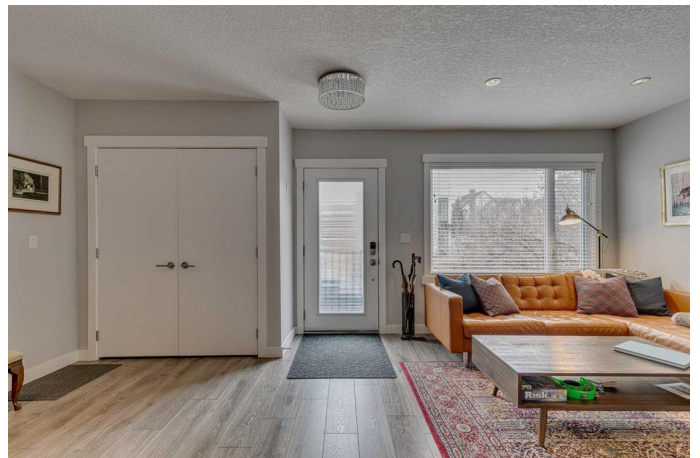
This beautifully designed home blends modern elegance with everyday functionality, featuring two spacious bedrooms, two full bathrooms, and a bright, open-concept main living area. Thoughtfully crafted with comfort and style in mind, it's perfect for both entertaining and relaxed daily living.

The kitchen showcases sleek quartz countertops, a premium appliance package—including a wine fridge—and a seamless layout that flows naturally into the living and dining areas. Whether you're hosting friends or enjoying a quiet night in, this space makes it effortless.

The primary bedroom serves as a private retreat with a spa-inspired ensuite bathroom, offering a peaceful space to unwind. Downstairs, the fully developed basement adds versatile square footage—ideal for a home office, media room, or guest suite.

Outside, enjoy a professionally landscaped, low-maintenance yard and a large private rear deck—perfect for morning coffee, summer BBQs, or evening relaxation under the stars.

Located in the heart of Marda Loop, this home



puts you just steps away from vibrant local shops, caf  s, and restaurants. Experience the best of inner-city living in one of Calgary  s most sought-after communities.

Don  t miss this rare opportunity to own a stunning, move-in-ready home in a neighborhood that truly has it all.

Built in 1914

Essential Information

| | |
|----------------|-------------|
| MLS   # | A2205949 |
| Price | \$699,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 758 |
| Acres | 0.04 |
| Year Built | 1914 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1746 35 Avenue Sw |
| Subdivision | Altadore |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2C 2T9 |

Amenities

| | |
|---------|-----------------|
| Parking | On Street, None |
|---------|-----------------|

Interior

| | |
|-------------------|--|
| Interior Features | Quartz Counters, Walk-In Closet(s) |
| Appliances | Bar Fridge, Convection Oven, Dishwasher, Electric Range, ENERGY STAR Qualified Refrigerator, Microwave Hood Fan, Washer/Dryer, |

| | |
|-----------------|---|
| | Window Coverings, Wine Refrigerator, Wall/Window Air Conditioner, ENERGY STAR Qualified Freezer, Gas Water Heater |
| Heating | Forced Air, Natural Gas |
| Cooling | Window Unit(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Other |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 18 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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