

# \$739,900 - 2014 35 Avenue Sw, Calgary

MLS® #A2203096

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,870 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Step into home automation with this elegant contemporary property that looks and feels like a semi-detached home both inside and out. This home is ideally located in the heart of the highly sought after Marda Loop area. Once you discover all the amenities and convenience of Marda Loop you will not want to leave. This south facing street unit offers: 3 bedrooms, 2.5 bathrooms. The main level offers an open concept layout with 10 ft knock down ceilings. Wide plank hardwood flooring throughout the main level. Spacious kitchen features quartz island with eating bar. Upgraded stainless steel appliances including 5 -burner gas cooktop Full height cabinetry offering ample storage. The kitchen overlooks the dining and living area, perfect space for entertaining friends and family. The main level is completed with living room fireplace with fan kit, a 2 piece bathroom, under stair pantry, utility room and mud room that leads to the private patio with BBQ gas hook-up. Upper level features 9ft knock-down ceilings 3 bedrooms, 2 bathrooms and laundry with upgraded Samsung steam washer and dryer. Generous sized primary bedroom features walk-in closet, 5 piece ensuite bathroom with double vanity, Kohler air bubble jet bathtub and large walk-in shower with Thermasol pro series quick steam shower. 2 additional bedrooms with 4 piece bathroom and laundry complete the upper level. This rare Marda Loop townhouse has 2 parking spots. Single car garage with ample space for storage and



covered parking space behind garage. Built with home automation in mind during pre-construction phase including: central wiring from the main level utility room for 7.1 surround sound in the living room, CAT6 in wall wiring for TV over the main fireplace, in ceiling speakers in kitchen, primary room, ensuite and additional bedroom. Internet CAT 5e wiring throughout. Hunter Douglas automated Silhouette power view sheer/black out blinds. Property also includes Control 4 (C4) home automation, Control4 dimmers in the main living area, multi room Sonos Connect, Martin Logan speakers throughout, 60" wall mounted Samsung TV. Central A/C. Central vacuum rough in and security system rough in.

Built in 2014

### **Essential Information**

MLS® #	A2203096
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,870
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2014 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2T2E1

### Amenities

Amenities None  
Parking Spaces 2  
Parking Covered, Single Garage Detached  
# of Garages 1

### Interior

Interior Features Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Wired for Sound  
Appliances Dishwasher, Electric Stove, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer  
Heating High Efficiency, Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Crawl Space, None

### Exterior

Exterior Features BBQ gas line  
Lot Description Rectangular Lot  
Roof Asphalt Shingle  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 17th, 2025  
Days on Market 15  
Zoning M-C1

### Listing Details

Listing Office Royal LePage Mission Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.