

# \$274,000 - 1, 2044 35 Avenue Sw, Calgary

MLS® #A2223712

**\$274,000**

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 MARDAL 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® #	A2223712
Price	\$274,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	484
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

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

## Amenities

Amenities	Parking, Trash
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	Lighting, Private Entrance
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	44
Zoning	M-C1

**Listing Details**

Listing Office	Keller Williams BOLD Realty
----------------	-----------------------------

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.