

# \$750,000 - 1746 35 Avenue Sw, Calgary

MLS® #A2205949

## \$750,000

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

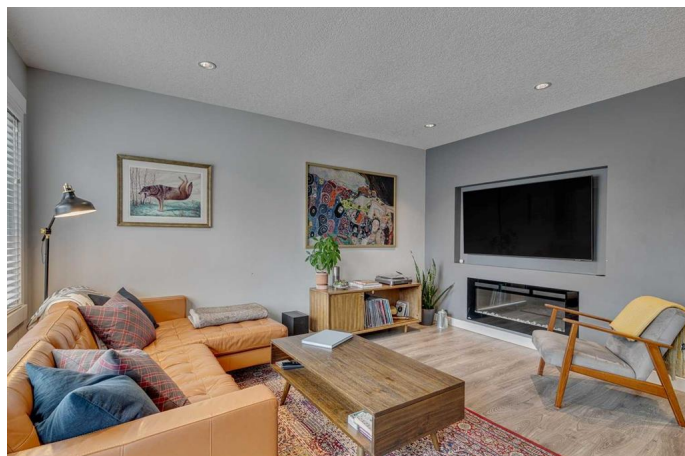
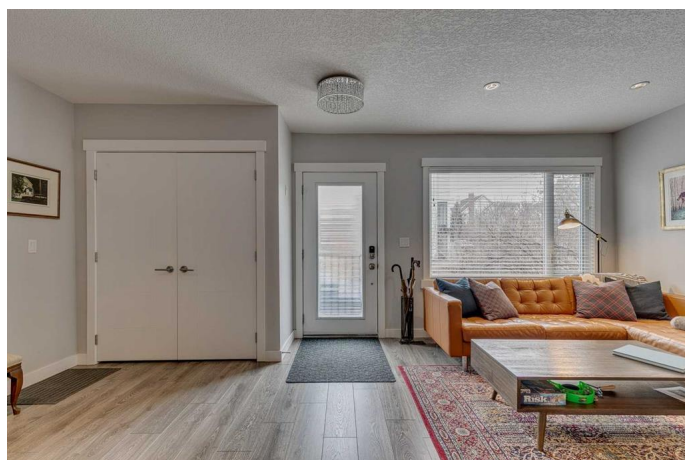
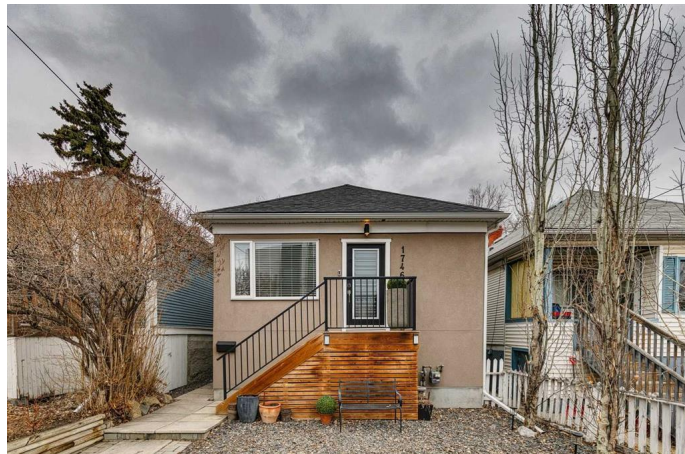
This beautifully designed home blends modern elegance with everyday functionality, featuring two spacious bedrooms, two full bathrooms, and a bright, open-concept main living area. Thoughtfully crafted with comfort and style in mind, it's perfect for both entertaining and relaxed daily living.

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	\$750,000
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	None, On Street
---------	-----------------

### Interior

Interior Features	Quartz Counters, Walk-In Closet(s)
Appliances	Bar Fridge, Convection Oven, Dishwasher, Electric Range, Gas Water Heater, Microwave Hood Fan, Washer/Dryer, Window Coverings, Wine

	Refrigerator, Wall/Window Air Conditioner, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator
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	12
Zoning	M-C1

## Listing Details

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

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.