

# \$299,500 - 104, 2010 35 Avenue Sw, Calgary

MLS® #A2210738

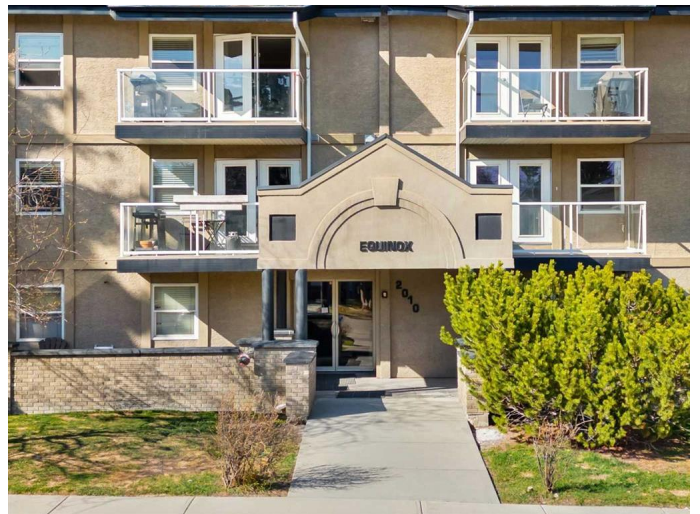
**\$299,500**

2 Bedroom, 1.00 Bathroom, 912 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to your next beautiful home in the heart of Marda Loop. This standout 2-bedroom condo offers a well-rounded lifestyle and is located in one of Calgary's most dynamic, trendy, and desirable neighbourhoods. With your own titled heated underground parking and an additional titled storage locker, this unit perfectly blends function with style for its new owner. This condo is impressively spacious, offers an intelligently designed layout that combines comfort with contemporary touches and includes the following | Open Living Plan | Stone Countertops | Two Generously Sized Bedrooms with Walk-In Closets | Bright 4-Piece Bathroom | Dedicated In-Suite Laundry Room | Private Balcony | Quick Possession Available | Heated Underground Parking (Titled) | Separate (Titled) Storage Locker | Meticulously Kept | When you step inside you will be welcomed by a bright unit that is finished in calm & neutral tones. Natural light pours in through oversized windows, enhancing the warmth and livability of the space. The kitchen is a real focal point—designed with rich dark cabinetry, premium stainless appliances, and a polished granite countertops. It flows naturally into a dining area and then into the roomy living space, which offers easy access to your private balcony—perfect for summer evenings or a great place to sit and relax while enjoying your morning coffee. Both bedrooms



are thoughtfully sized, with walk-in closets and an additional storage closet in each—ideal for those who value a bit of extra room. One of the bedrooms comfortably fits a king-sized bed, making it as versatile as it is comfortable. Step out and you're within walking distance to the heart of Marda Loop—™s best spots—boutiques, trendy caf s, restaurants, and all the amazing amenities along 33rd and 34th Ave. For outdoor enthusiasts, quick access to Glenmore Reservoir & River Park adds even more appeal. With low-maintenance ease, secure underground parking, and an unbeatable location and price, this is a smart and stylish place to make your own. Book your viewing today.

Built in 1982

### Essential Information

MLS® #	A2210738
Price	\$299,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	912
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	104, 2010 35 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T2E1

### Amenities

Amenities Elevator(s), Secured Parking, Visitor Parking  
Parking Spaces 1  
Parking Heated Garage, Underground  
# of Garages 1

### Interior

Interior Features Breakfast Bar, Elevator, Granite Counters, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Baseboard  
Cooling None  
# of Stories 3

### Exterior

Exterior Features Balcony  
Roof Asphalt, Flat, Other  
Construction Stucco, Wood Frame

### Additional Information

Date Listed April 18th, 2025  
Days on Market 151  
Zoning M-C1

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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