

# \$295,000 - 205, 2010 35 Avenue Sw, Calgary

MLS® #A2267692

## \$295,000

2 Bedroom, 1.00 Bathroom, 899 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

This spacious 2-bedroom condo is ideally located in the heart of Marda Loop, one of Calgary's most sought-after and evolving neighbourhoods. The home offers a functional layout with a kitchen featuring dark shaker-style cabinets, stainless steel appliances, granite countertops, and a raised eating bar. The large primary bedroom comfortably fits a king-size bed and includes a walk-in closet, while the second bedroom is versatile – ideal as a home office, guest room, or additional bedroom with its own generous closet. The bathroom features a deep soaker tub, and with in-suite laundry, a titled heated underground parking stall, and plenty of storage, this unit provides easy, comfortable living.

With the Marda Loop redevelopment nearing completion, residents will soon enjoy the full benefits of all the improvements - enhanced streetscapes, new local businesses, and an even more vibrant community atmosphere. Step outside and explore 33rd and 34th Avenue, lined with boutique shops, cafes, wine bars, restaurants, and fitness studios. For outdoor enthusiasts, River Park, Sandy Beach, and Glenmore Reservoir are just minutes away.

Whether you're an investor or a first-time buyer, this is a great opportunity to own in one of Calgary's most desirable inner-city areas. Why rent when you can own in Marda Loop?



Built in 1982

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267692          |
| Price          | \$295,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 899               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 205, 2010 35 Avenue Sw |
| Subdivision | Altadore               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 2E1                |

## Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Secured Parking                             |
| Parking Spaces | 1                                           |
| Parking        | Heated Garage, Secured, Titled, Underground |
| # of Garages   | 1                                           |

## Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Natural Gas                                                     |
| Cooling           | None                                                                       |
| # of Stories      | 3                                                                          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Rolled/Hot Mop                  |
| Construction      | Stucco, Wood Frame, Wood Siding |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 2                  |
| Zoning         | M-C1               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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