

**302, 2010 35 Avenue SW**  
**Calgary, Alberta**

**MLS # A2226837**



**\$320,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard, Natural Gas		
<b>Floors:</b>	Laminate, Tile		
<b>Roof:</b>	-		
<b>Basement:</b>	-		
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding		
<b>Foundation:</b>	-		
<b>Features:</b>	Breakfast Bar		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 792		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-C1		
<b>Utilities:</b>	-		

**Inclusions:** N/A

Located in the heart of Marda Loop, this top-floor 2-bedroom, 1-bathroom condo offers the perfect blend of style, comfort, and convenience. Enjoy a spacious open-concept floorplan with timeless neutral flooring throughout. The kitchen features rich dark cabinetry, stainless steel appliances, and a breakfast bar—ideal for everyday living or entertaining. The bright and airy living/dining area extends to your own private balcony, perfect for morning coffee or relaxing evenings. Both bedrooms are generously sized, with the primary suite offering a walk-in closet. A large laundry room with extra storage space adds to the functionality of the home. Complete with a titled underground parking stall and a titled storage locker, this unit is steps away from some of Calgary’s best restaurants, cafes, and amenities.