

**206, 2010 35 Avenue SW**  
**Calgary, Alberta**

**MLS # A2337332**



**\$259,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Altadore                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 876 sq.ft.                         | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                              | <b>Condo Fee:</b> | \$ 701 |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame             | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan  |                   |        |

**Inclusions:** N/A

Beautifully maintained CORNER UNIT in the heart of Altadore, just steps to the vibrant amenities of Marda Loop. Offering 2 Bedrooms and 876 sq ft of well-designed living space, this bright unit features excellent natural light, in-suite Laundry, and Titled underground parking—an ideal opportunity for first-time buyers, investors, or urban professionals. Step inside to a functional open layout with a spacious Living Room filled with natural light and direct access to the private Balcony—perfect for relaxing or enjoying your morning coffee. The adjacent Dining area connects seamlessly to the Kitchen, creating a practical flow for everyday living and entertaining. The well-proportioned Kitchen offers ample cabinetry, generous counter space, stainless steel appliances, and a Breakfast Bar extension for casual dining. The Primary Bedroom is generously sized and easily accommodates a king-size bed, while the second Bedroom provides flexibility for guests, or a home office. The 4-piece Bathroom features a modern vanity and a spa-inspired tiled shower with dual shower heads. Additional highlights include in-suite Laundry, durable flooring throughout the main living areas, and a well-managed building with secure titled underground parking. Located steps from 33 Avenue SW, enjoy walkable access to cafés, restaurants, boutique shops, fitness studios, and everyday amenities. Parks including River Park and Sandy Beach are just minutes away, with quick access to Crowchild Trail and downtown for an easy commute. Whether you are looking for a comfortable home or a solid investment in one of Calgary's most desirable inner-city communities, this CORNER UNIT offers outstanding value and convenience. Book your private showing today