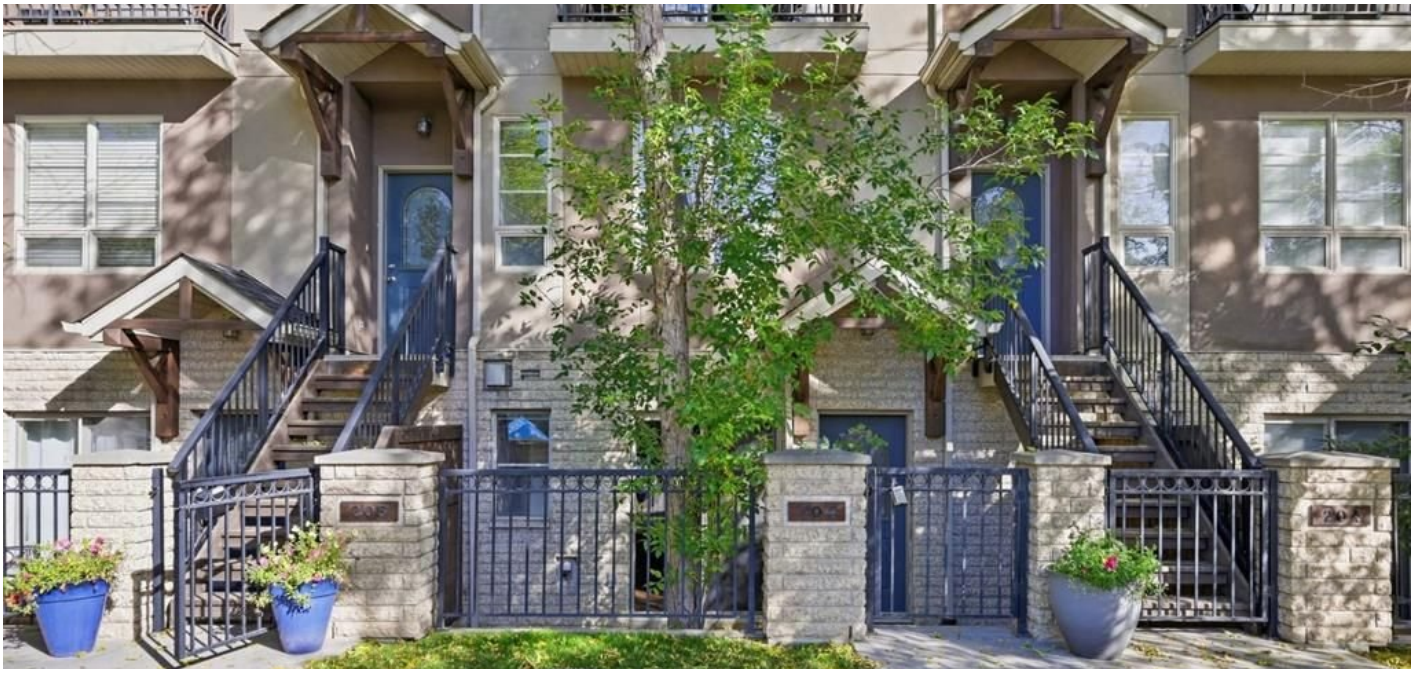
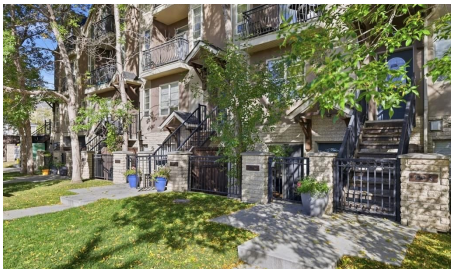
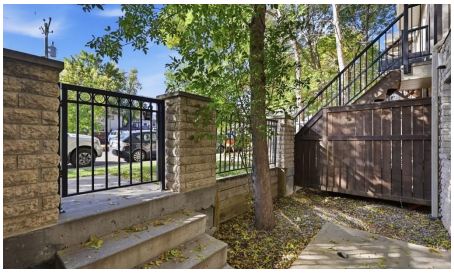
104 1728 35 Avenue SW

Calgary | Active | MLS® A2348721

$449,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2005**	**1,400.04 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Welcome to this thoughtfully designed townhome offering 1,400 sq. ft. of above-grade living space, ideally situated in the vibrant inner-city community of Altadore. The main floor features an expansive open living area with a generous living room highlighted by a fireplace and ample room for comfortable everyday living and entertaining. The well-proportioned kitchen offers excellent functionality with plenty of workspace, while a convenient mudroom, laundry area and storage add practicality to the main level. Upstairs, the spacious primary bedroom provides a comfortable retreat with generous closet space, a private 5-piece ensuite and access to a covered patio. A second well-sized bedroom is complemented by additional closet space and a 4-piece bathroom, creating a functional layout for family living, guests or a home office. With generously proportioned rooms and a practical two-storey floor plan, this home offers a comfortable blend of functionality and everyday livability. Direct access from your condo to the titled underground parking stall adds valuable convenience. Enjoy easy access to the shops, cafés, restaurants, fitness studios and everyday services of Marda Loop, along with nearby parks, pathways and the Elbow River. River Park and Sandy Beach provide opportunities for walking, cycling and outdoor recreation, while excellent schools, community amenities and easy access to Crowchild Trail and 14 Street SW make getting around the city a breeze.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348721
Bedrooms	2
Bathrooms	2
Year Built	2005
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse
Total Living Area:	1,400.04 sq. ft.

Main Level Finished Area:	712.5 sq. ft.
Upper Level Finished Area:	687.54 sq. ft.
Condo Fee:	$468.71
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2005 (Age: 21)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0813438
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Stone, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Heated Garage, Secured, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Montecito
Community:	Altadore
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None.
Restrictions:	Pet Restrictions or Board approval Required, Short Term Rentals Not Allowed, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12'11" × 9'9" ·
Main Floor	Living/Dining Room Combination · 24'7" × 15'11" ·
Main Floor	Furnace/Utility Room · 6'1" × 5'10" ·
Upper Level	Bedroom - Primary · 15'9" × 12'5" ·
Upper Level	Bedroom · 12'7" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks

Interior Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s)
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/104-1728-35-avenue-sw-calgary-a2348721/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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