

1941 36 Avenue SW  
Calgary, Alberta

MLS # A2232094

\$649,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,601 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 509
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Vaulted Ceiling(s)		

Inclusions: N/A

For those seeking an urban oasis, welcome to the highly coveted community of Altadore. Just steps from vibrant local shops, restaurants, schools, parks, recreation, and scenic bike paths, this end-unit inner-city townhome offers the perfect blend of lifestyle and location. Thoughtfully designed with over 2,200 sq. ft. of developed living space, this 4-bedroom home features an open-concept main floor with hardwood floors, granite countertops, a stylish open kitchen, and a cozy fireplace—all enhanced by soaring 9-foot ceilings and large windows that flood the space with natural light. Upstairs, the spacious primary retreat includes a generous walk-in closet and a beautifully renovated 4-piece ensuite. The second bedroom is equally spacious, while the third—currently used as a home office—adds versatility, along with convenient in-suite laundry on this level. The fully developed basement offers a large flex room ideal for movie nights, a fourth bedroom, and another full 4-piece bathroom—perfect for guests or growing families. Enjoy the comfort and security of an attached garage with plenty of room for your vehicle, bikes, and additional storage. Pet-friendly, move-in ready, and ideal for entertaining, this is a rare opportunity to live in one of Calgary’s most desirable communities.