

1839 36 Avenue SW
Calgary, Alberta

MLS # A2212439

\$589,900

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|------------------|---|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,685 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Level, Low Maintenance Landscape | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 369 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s) | | |

Inclusions: n/a

OPEN HOUSES: SATURDAY APRIL 26 FROM 1-3PM & SUNDAY APRIL 27 FROM 1-3PM. Location, Style, and Incredible Value! Welcome to this beautiful and freshly repainted 1,685 sq.ft. townhome in the highly sought-after inner-city community of Altadore. Located just a short stroll from the vibrant energy of Marda Loop, this light-filled 3-bedroom (or 2-bedroom + den/office), home offers the perfect balance of comfort, style, and convenience. Step inside to discover an open-concept main floor bathed in natural light, with rich hardwood floors, a cozy gas fireplace in the living area, and access to a private balcony—ideal for morning coffee or summer barbecues with the built-in gas line. The spacious kitchen is thoughtfully designed with maple cabinetry, granite countertops, walk-in pantry, and a gas stove, making it a dream for any home chef. Upstairs, the hardwood continues into all three vaulted-ceiling bedrooms. The primary suite includes a walk-in closet, cheater access to the full bathroom, and its own private balcony, while the third bedroom, with elegant French doors, makes for a charming guest room or home office. The home also features upper-level laundry, an attached single garage, and generous storage throughout. Recent upgrades to the complex include newer shingles (2018), exterior cladding, decks, select windows, offering a move-in ready experience. Beyond the front door, the location truly shines. This is a very well run condo complex with a healthy reserve fund and low condo fees. Just steps away, Marda Loop offers a fantastic mix of boutique shopping, local markets, fitness studios, and some of Calgary's most beloved restaurants and cafes. Families will appreciate the close proximity to top-rated schools including Altadore School and Rundle Academy, while nearby parks such as South Calgary Park and River Park provide playgrounds,

sports fields, and scenic walking paths. A short walk takes you to the Elbow River pathway system, offering a tranquil escape into nature right in the heart of the city, and leading directly to the beautiful Sandy Beach Park—perfect for picnics, off-leash dog walks, and summer adventures along the riverbank. Plus you are only a 15 minute drive to downtown and a quick bike ride away and great transit access too! This is a home that effortlessly blends inner-city convenience with outdoor lifestyle, offering everything you’ve been dreaming of and more. Welcome home!