

\$346,500 - 323, 1808 36 Avenue Sw, Calgary

MLS® #A2104060

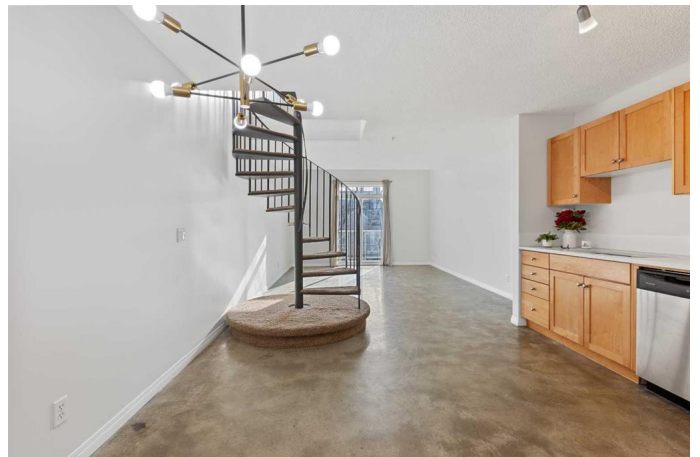
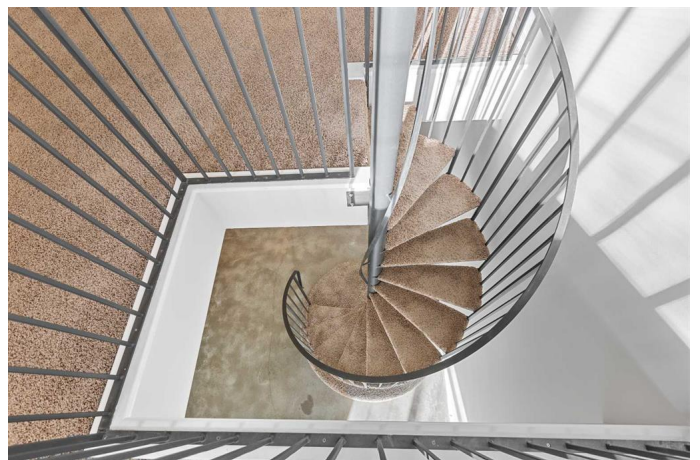
\$346,500

1 Bedroom, 2.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

OPEN HOUSE CANCELLED* - HAVE YOU EVER DREAMT OF OWNING A LOFT? This is your opportunity to scoop up a rare gem! While loft units are limited in Calgary & often come w/ high condo fees, here at The Gateway, you have affordable condo fees that cover EVERYTHING - all you have to pay for is internet - you have a blank canvas to express your personality & you're located in one of Calgary's MOST EXPENSIVE & TRENDIEST NEIGHBOURHOOD of Marda Loop. Welcome to Unit 323, this is a TOP FLOOR, SOUTH FACING UNIT - from the moment you step inside, you'll be AMAZED by all you can do here. With polished CONCRETE FLOORS w/ in-floor heating, a 1/2 bath to your right & large coat/storage closet to your left. Step into your OPEN CONCEPT MAIN FLOOR. You have a spot for a round table beneath your beautiful SPUTNIK LIGHT FIXTURE. Your kitchen has upgraded stainless steel appliances & BRAND NEW QUARTZ COUNTERTOPS w/ a NEW UNDERMOUNT SINK & FAUCET. The kitchen has timeless shaker cabinets that are beautiful AS IS, OR could easily be painted to fit your style. The CURVED STAIRCASE IS THE FOCAL PIECE of your main floor + the DOUBLE CEILING HEIGHT & oversized top/down windows make it feel AIRY + BRIGHT. You have a large living room w/ lots of options for TV & furniture & your south-facing balcony creates an inviting spot to enjoy wine/pizza or reflect on a summer day. Even though you're



in the inner city, this building/street, creates a balance between urban + suburban lifestyle, your balcony is bigger than others + you have Gas BBQ hook-up here. Heading upstairs, your retreat has space for a queen bed, nightstands & even a large dresser, plus a creative space for either an office, workout spot, reading nook, or even a place to paint. You have a 4-piece bathroom w/ a deep tub, a NEW VANITY + NEW LVP FLOORING. Youâ€™ll find a WALK-IN CLOSET that conveniently houses your NEWER-STACKED WASHER/DRYER. Another perk is that there is an emergency exit door on this floor, making it super convenient for moving in furniture. The VAULTED CEILING is still appreciated on this 2nd level making it feel ELEGANT & GRAND. This is a PET FRIENDLY building w/ board approval & as you walk through the halls, youâ€™ll appreciate how well taken care of the building is. Your outdoor parking stall is #10, you have secured bike storage, designated visitor parking + tons of street parking & a private courtyard to enjoy. Youâ€™re across the street from the Marda Loop Brewing Co. & steps away from the excitement of the Marda Loop business district, where youâ€™ll find boutique shops, local businesses + on 33rd Ave, youâ€™ll find everything from your everyday conveniences, fast food options, elevated dining, coffee shops, grocery stores, you name it! Living here is about lifestyle and location & your ease of access to city is unbeatable. Whether you need to go north or south, head to the mountains, drive to downtown, Mount Royal, OR want to ditch your car and use transit or bike - youâ€™re in a walkable location. Book your showing today!

Built in 2001

Essential Information

MLS® #	A2104060
Price	\$346,500
Sold Price	\$345,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	854
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	323, 1808 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J2

Amenities

Amenities	Bicycle Storage, Parking, Picnic Area, Visitor Parking
Utilities	Natural Gas Paid, Electricity Paid For, Fiber Optics Available, Garbage Collection, Heating Paid For, Water Paid For
Parking Spaces	1
Parking	Assigned, Outside, Parking Lot, Stall

Interior

Interior Features	Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Uncovered Courtyard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2024
Date Sold	March 19th, 2024
Days on Market	41
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.