

\$889,000 - 1748 36 Avenue Sw, Calgary

MLS® #A2106614

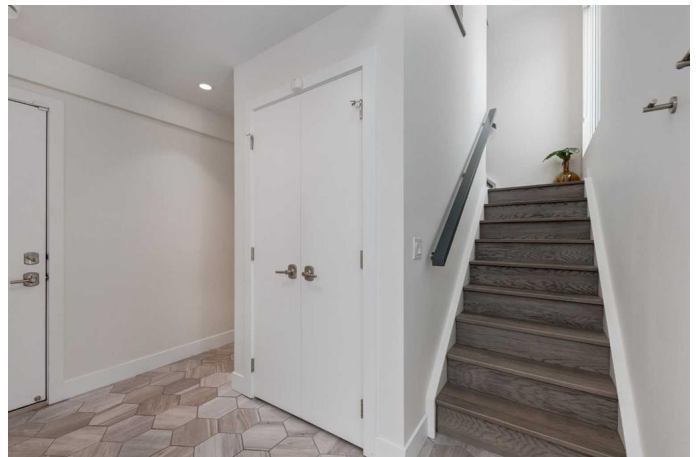
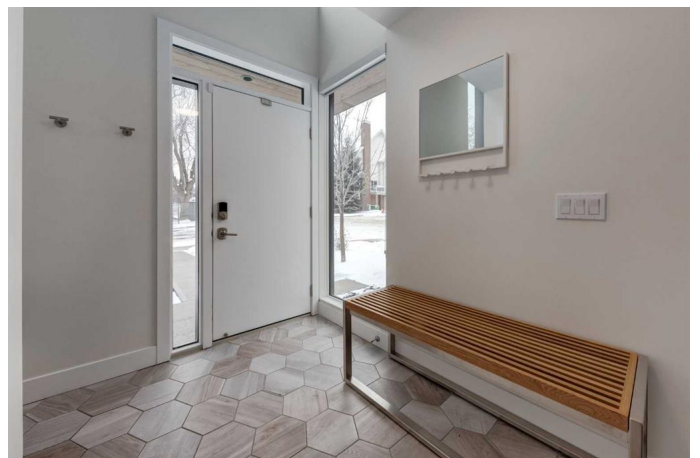
\$889,000

3 Bedroom, 3.00 Bathroom, 1,937 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

This luxurious inner-city end unit townhome is a casually elegant retreat with 3 bedrooms, beautiful designer details, A/C, hot water on demand, an insulated and drywalled attached garage and an unsurpassable Altadore location! The low condo fee of \$50/month covers landscaping and snow removal freeing up your time to stroll to the diverse shops and award-winning restaurants throughout Marda Loop. Pull right into your double car garage with extra parking on the driveway and proceed into the above grade entry level with storage to hide away jackets and shoes, in-suite laundry and a large flex area ideal as a home gym, office or playroom. The main level perfectly combines beauty with function. Bathed in natural light that illuminates the gleaming hardwood floors. Culinary adventures ensue with ease in the stunning kitchen featuring quartz countertops, a massive peninsula island, stainless steel appliances, a gas stove, a plethora of full-height, 2-toned cabinets and a walk-in pantry for extra storage. The cabinetry extends into the living room creating a serving bar for quick and easy drink and snack refills. A gorgeous focal fireplace invites relaxation or head out to the expansive balcony and unwind with views of the mature neighbourhood as the backdrop. A handy gas line promotes casual summer barbeques with family and friends. Host dinner parties in the cooler months in the dining room with clear sightlines into the kitchen providing outstanding connectivity. A



lofted open to below den is a privately tucked away yet open and airy work or study space. Ascend the beautiful stairs to the upper level and retreat to the primary suite for a soothing escape with a sophisticated design, a huge walk-in closet and a lavish ensuite boasting dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are spacious with easy access to the stylish 4-piece main bathroom. This end unit also includes a professionally landscaped yard with sunny SW exposure for even more outdoor unwinding space. Enjoy the freedom of a low-maintenance lifestyle that allows for more time for the things you love like wandering around this charming community or along the tranquil river pathways. This amazing location is also close to schools, parks, playgrounds, tennis courts, an outdoor pool and the Sandy Beach Dog Park, plus is an easy commute to downtown. Truly a stunning home in an unbeatable location!

Built in 2018

Essential Information

MLS® #	A2106614
Price	\$889,000
Sold Price	\$885,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,937
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1748 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2G3

Amenities

Amenities	Secured Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Tankless Water Heater, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Corner Lot, Front Yard, Low Maintenance Landscape, Many Trees
Roof	Rubber
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	March 11th, 2024
Days on Market	31
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

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