

\$349,900 - 205, 1808 36 Avenue Sw, Calgary

MLS® #A2108998

\$349,900

2 Bedroom, 2.00 Bathroom, 867 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to #205, 1808 36 Avenue SW!

Situated in the vibrant heart of Marda Loop, this property presents an excellent opportunity for both comfortable living and smart investing.

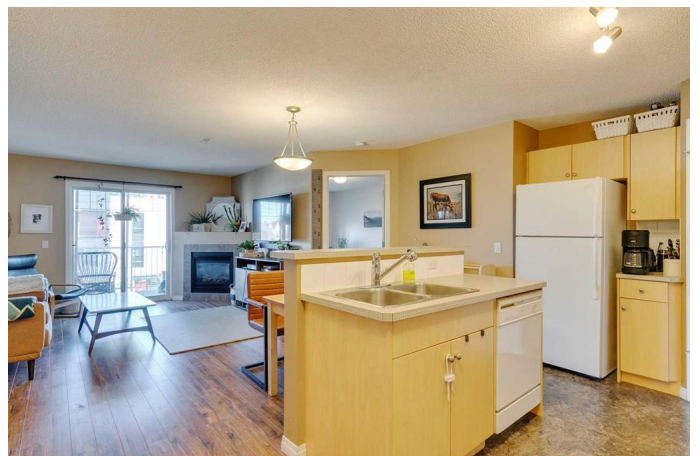
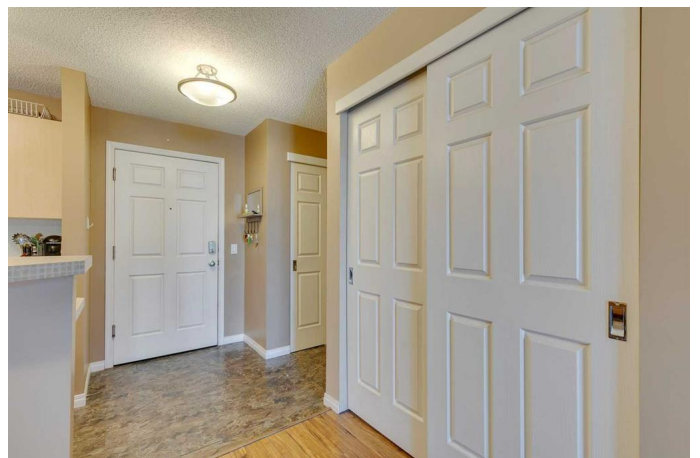
An ideal 2-bedroom, 2-bathroom open concept layout featuring a bright kitchen, dining room and living room combination, which conveniently separate the two well appointed bedrooms. The kitchen has a center island, great for meal prep and a breakfast bar for informal dining, along with a corner pantry to maximize storage and functionality. The living room features a corner gas fireplace and sliding door access to the east facing, covered balcony. The primary bedroom offers a walk through closet and 3pc ensuite with enough room for a small desk space. In-suite laundry with additional storage for seasonal and sporting goods! Enjoy titled underground parking on those cold winter months and plenty of street parking for a second vehicle or room mate. Steps to a plethora of amenities, and only minutes to downtown but still nicely tucked away from the direct hustle and bustle, this unit won't last long. Call today to book your private viewing!

Built in 2001

Essential Information

MLS® # A2108998

Price \$349,900



Sold Price	\$365,150
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	867
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	205, 1808 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J2

Amenities

Amenities	Elevator(s), Parking, Trash
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Vinyl Siding

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 7th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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