

\$289,900 - 218, 1808 36 Avenue Sw, Calgary

MLS® #A2116570

\$289,900

1 Bedroom, 1.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

This is a great opportunity for home ownership in the Gateway Marda Loop with this 695 sq.ft., One-bedroom + Den condo. This functional floor plan offers versatility to suit your lifestyle needs, whether you work from home and in need of a dedicated office space OR you're in need of a spacious TV room OR you're interested in a sizeable dining room to host those dinner parties, the Den in this condo provides ample space and flexibility. This well-maintained home has an open concept layout with a spacious living, dining and kitchen area with LVP flooring running continuously throughout this space. The bedroom easily accommodates a king-sized bed while still leaving ample room for sizeable nightstands. The walk-through closet holds lots of storage space and leads to the 4-piece bathroom for added convenience while still remaining accessible from the main living space. The living room features a corner gas fireplace with tile surround and leads to the balcony through the sliding doors where you can hook up your new (or existing) natural gas BBQ grill. Step into this sizeable laundry room (not a closet) that can provide dual function as both pantry and additional storage space. Other features include a titled underground parking, in-floor heating, newer stainless-steel range, newer carpet and LVP flooring, pet-friendly condominium community, and great access to Riverpark and more. You will love the convenience of living just moments from the downtown business core, Uptown



17th Ave SW, and easy transportation access via cycling lanes, driving routes or public transit. Nestled within walking distance of Marda Loop's energetic business district, this location offers unparalleled access to an array of shops, restaurants and services. Just steps from enjoying a little Sushi at Globefish, a casual hangout at Original Joe's, a morning coffee at Phil & Sebastian's, an intense workout at F45, enjoying craft brews at Marda Loop Brewpub, or savoring a delicious breakfast/brunch at Belmont Diner, you're just steps away from an exceptional experience.

Built in 2001

Essential Information

MLS® #	A2116570
Price	\$289,900
Sold Price	\$282,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	695
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	218, 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	Stall, Titled, Underground

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 4th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.