

# \$649,900 - 1, 1723 36 Avenue Sw, Calgary

MLS® #A2120850

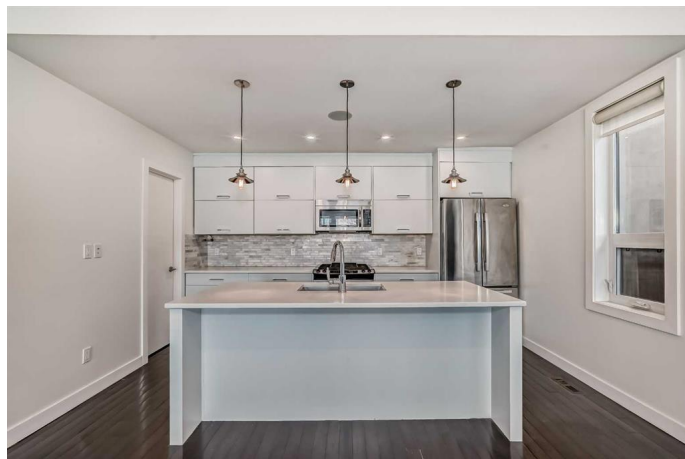
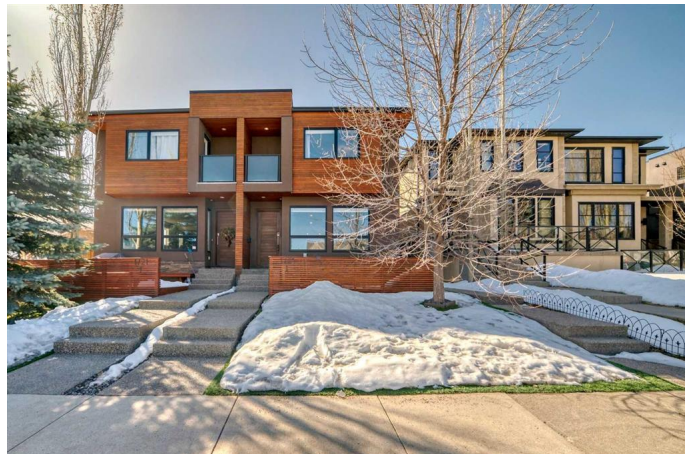
**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,306 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Pride of ownership exudes from this gorgeous 3 bed, 3.5 bath townhome located on a quiet street in the highly sought after community of Altadore. This beautiful executive home has been meticulously maintained with many recent upgrades. The front entry opens to the spacious main floor with high ceilings, dark hardwood and large windows that bring in tons of natural sunlight. The kitchen is a chef's delight consisting of upgraded stainless steel appliances, a gas stove, custom cabinets, a large pantry plus marble backsplashes, quartz counter-tops and a large center island that overlooks the separate dining area and living room with custom built cabinetry and a cozy gas fireplace. Completing the main floor is a discreet 2pc powder room. Upstairs you will find an oversized master bedroom with a spa inspired ensuite offering a beautiful marble shower, double sinks plus a large walk-in closet and private balcony. Completing the upper level is a good sized second bedroom with a 4pc ensuite plus a separate laundry area. The lower level is fully finished offering a large family room, third bedroom plus a 4pc bath and additional storage. The exterior is landscaped with maintenance free grass turf and a huge front deck with a BBQ gasline perfect for those beautiful summer nights. Additional bonuses include: A single detached garage, Central A/C, new dryer (2023), two new skylights (2021), electric hot water tank, built-in speakers and upgraded lighting through-out. Located within walking distance



to all the trendy shops/restaurants of Marda Loop, schools, parks, City pool and transit plus easy access to main roadways and a quick 5 min drive to the DT Core.

Built in 2009

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2120850      |
| Price          | \$649,900     |
| Sold Price     | \$646,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,306         |
| Acres          | 0.00          |
| Year Built     | 2009          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1, 1723 36 Avenue Sw |
| Subdivision | Altadore             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 2G4              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s) |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                              |
| Cooling         | Central Air                                                                                                                          |
| Fireplace       | Yes                                                                                                                                  |
| # of Fireplaces | 1                                                                                                                                    |
| Fireplaces      | Gas, Tile                                                                                                                            |
| Has Basement    | Yes                                                                                                                                  |
| Basement        | Finished, Full                                                                                                                       |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | BBQ gas line                           |
| Lot Description   | Back Lane, Landscaped, See Remarks     |
| Roof              | Rubber                                 |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                        |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2024 |
| Date Sold      | April 21st, 2024 |
| Days on Market | 11               |
| Zoning         | M-CG d72         |
| HOA Fees       | 0.00             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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