

\$339,900 - 314, 1808 36 Avenue Sw, Calgary

MLS® #A2138254

\$339,900

2 Bedroom, 2.00 Bathroom, 918 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to The Gateway in Marda Loop! This is an exceptional chance for first-time buyers or investors to own a top-floor unit in the highly sought-after inner-city community of Altadore. This spacious 2-bedroom condo boasts over 900 square feet of meticulously maintained living space with a bright, open floor plan. The kitchen features granite countertops, maple cabinetry, a stainless-steel appliance package, and a large pantry for extra storage. Ideal for entertaining, the kitchen offers ample room for food preparation, with a central island and breakfast bar perfect for gatherings. The adjacent dining nook and expansive living room, with sliding door access to a deck overlooking the beautifully landscaped courtyard, enhance the inviting atmosphere. A natural gas hookup makes summer barbecues a breeze. The generously sized den is versatile, suitable for a home office, small gym, or guest space. The unit includes hardwood flooring, in-suite laundry with ample storage, and a 2-piece bathroom. The air-conditioned master suite (portable air-conditioner) easily accommodates a king-sized bed and bedroom furniture, featuring a walk-in closet with custom California organizers and a 4-piece ensuite. Conveniently close to the elevator, you will find the oversized, titled, heated underground parking space. There is also a separate locked room for bikes with a separate entrance to the bike room from the outside. Condo fees cover in-floor heating, water, sewer, and electricity. The Gateway Marda Loop is a



well-maintained, professionally managed complex in the trendy Marda Loop area, offering a variety of cafes, restaurants, bars, shopping, and services. Additionally, this prime location is within walking distance to Safeway, River Park, and offers easy access to public transit. With its proximity to shops, Mount Royal University, and just a 10-minute drive downtown, convenience is truly at your doorstep. Schedule a viewing today!

Built in 2001

Essential Information

MLS® #	A2138254
Price	\$339,900
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	918
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	314, 1808 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J2

Amenities

Amenities	Elevator(s), Parking, Trash, Visitor Parking
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Parking Spaces	1
Parking	Heated Garage, Oversized, Secured, Stall, Titled

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, In Floor
Cooling	Other
# of Stories	4

Exterior

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

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 20th, 2024
Days on Market	15
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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