

\$349,999 - 321, 1808 36 Avenue Sw, Calgary

MLS® #A2153438

\$349,999

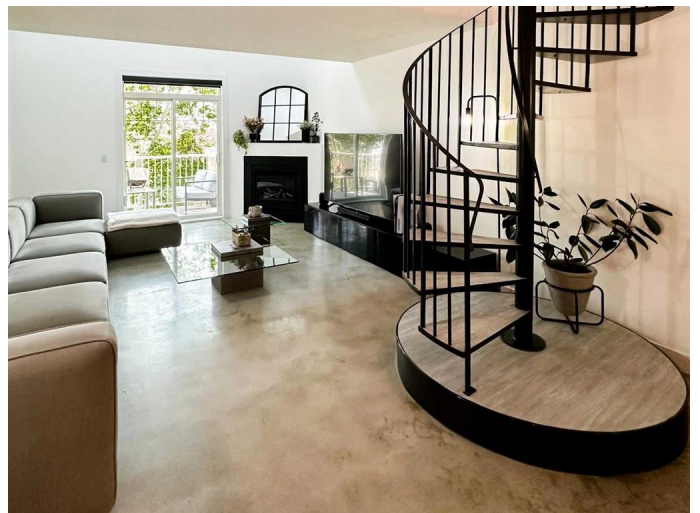
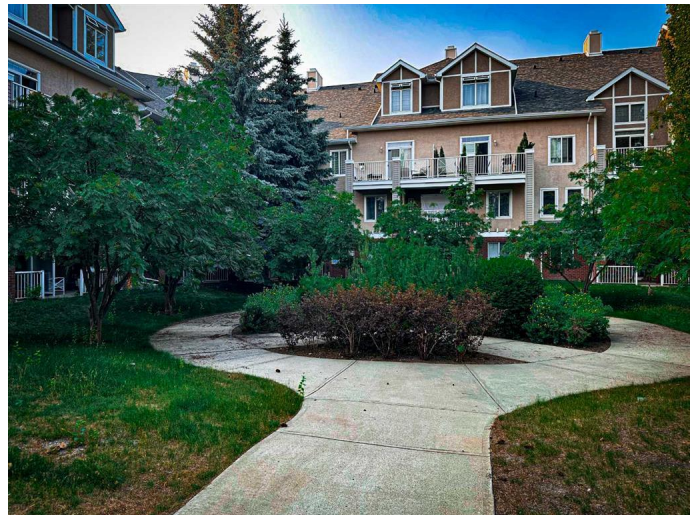
1 Bedroom, 2.00 Bathroom, 858 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Experience the pinnacle of modern urban living in this recently updated top-floor loft-style condo in the highly sought-after Altadore community. Just steps from the trendy Marda Loop, this stunning apartment boasts an open-concept main floor with vaulted ceilings, and south-facing exposure, flooding both floors with natural light. Entering the main floor, you are greeted with the acid-finished concrete with in-floor heating. The kitchen glows with the metallic grey countertop and full matching backsplash, complimented with a premium extra large single-basin stainless steel sink, chef-style faucet, ample cabinet space, and the dining area. Updated stainless steel appliances include an extra large refrigerator, smart oven, and the super quiet 3-rack dishwasher. The living room features a cozy corner gas fireplace and access to a sunny and tree-covered balcony. The main floor includes plenty of closet/pantry space and a convenient 2pc bath with its tasteful waterfall faucet and modern vessel sink.

Ascend the spiral staircase to the loft, where you'll find a spacious master bedroom overlooking the main floor with luxury vinyl flooring, with a den/office area, a 4pc en-suite bathroom, abundant custom wardrobe space. The updated in-suite laundry is complimented with walk-in closet or bonus storage space. A second entrance on the loft level provides ease of access and moving furniture. This home includes titled heated underground



parking, and visitor stalls, and ALL utilities (heat, electricity, water) in the condo fees.

Located minutes from the lively 17th Avenue plus downtown and close to all amenities, schools, parks, shops, highly accessible transit. This pet friendly condo offers incredible value in a vibrant community.

Built in 2001

Essential Information

MLS® #	A2153438
Price	\$349,999
Sold Price	\$353,499
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	858
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	321, 1808 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T6J2

Amenities

Amenities	Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Open Floorplan, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Wood Frame

Additional Information

Date Listed	July 31st, 2024
Date Sold	August 23rd, 2024
Days on Market	23
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	homeFree
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