

\$549,900 - 110, 1909 36 Avenue Sw, Calgary

MLS® #A2155287

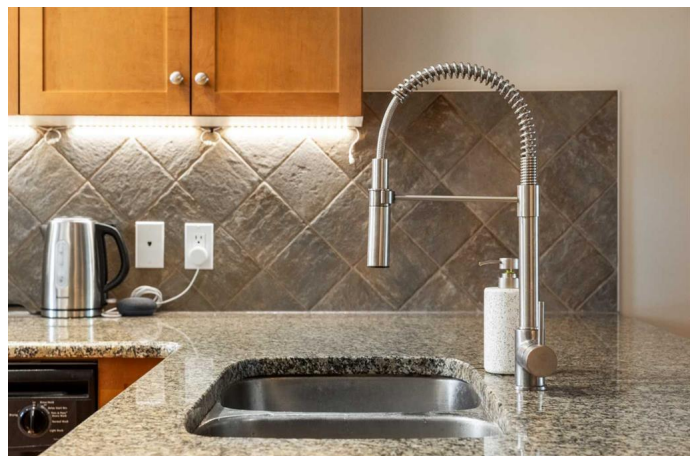
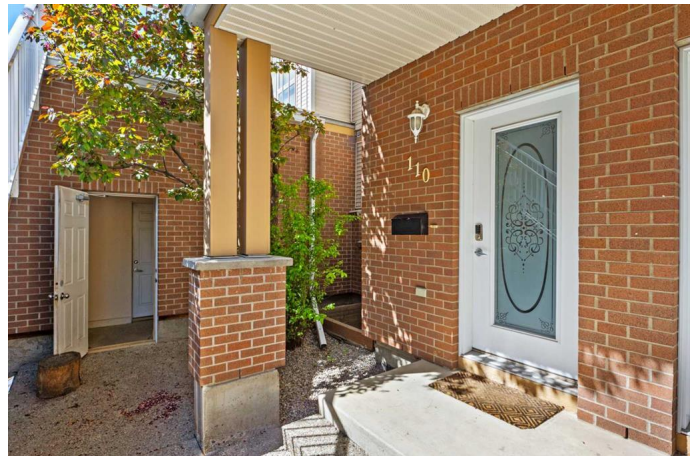
\$549,900

2 Bedroom, 2.00 Bathroom, 1,327 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Indulge in PRIME INNER-CITY LIVING in this modern 3-storey brick townhome located on a quiet, pet friendly complex in the heart of MARDIA LOOP with LOW CONDO FEES steps from all the sought-after restaurants, cafes and amenities you could desire! This extremely spacious, well designed stunning home offers 2 LARGE bedrooms, 1.5 bathrooms, 1,340+ CONTEMPORARY sqft of living space, in-suite laundry, 2 PARKING SPOTS (PRIVATE, OVERSIZED SINGLE GARAGE and additional parking pad spot) and that includes heat and water. Inside, you will be greeted by gleaming HARDWOOD floors that lead you through the foyer to the GOURMET kitchen with a peninsula island with GRANITE countertops, eating bar, full appliances including a garburator and a convenient pantry. The SPACIOUS living room is soaked in natural sunlight and highlighted by a focal point, cozy gas FIREPLACE with a mantle. Completing this floor is a formal dining room with contemporary lighting, 2 piece bathroom and access to the balcony to enjoy a morning coffee and your great views. Upstairs features a GENEROUS sized second bedroom, laundry closet and the magnificent master retreat including a PRIVATE balcony and a fantastic 4-piece ensuite bathroom and a walk-in closet. This incredible location is steps away from the Marda Loop Community Centre pool, beach volleyball courts, tennis/pickleball courts, baseball diamond/soccer field. Next door to Marda Loop



Brewery, shopping, cafes, bars, restaurants, top-notch schools, parks, Lakeview Golf Course, River Park off leash dog park and much more! This exceptional townhome offers the epitome of modern urban living.

Built in 2005

Essential Information

MLS® #	A2155287
Price	\$549,900
Sold Price	\$545,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,327
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	110, 1909 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2G6

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Alley Access, Insulated, Oversized, Parking Pad, Secured, Single Garage Detached

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, In Floor, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Basement	None

Exterior

Exterior Features	Balcony, Barbecue, Private Entrance, Rain Gutters, Uncovered Courtyard
Lot Description	Few Trees, Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Paved, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	September 20th, 2024
Days on Market	43
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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