

\$674,500 - 1, 1705 36 Avenue Sw, Calgary

MLS® #A2167833

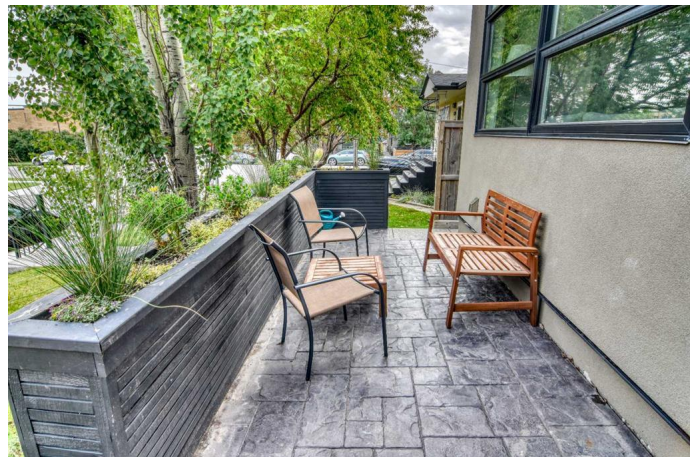
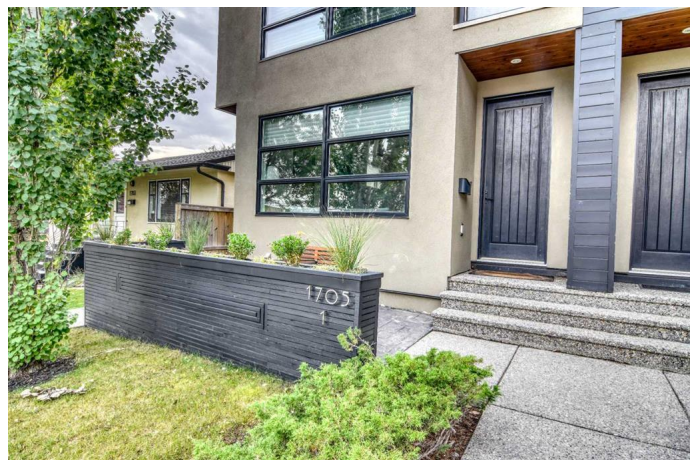
\$674,500

3 Bedroom, 4.00 Bathroom, 1,246 sqft

Residential on 0.14 Acres

Altadore, Calgary, Alberta

Exquisitely finished 2-storey townhouse, in the heart of Marda Loop. Gorgeous hardwood floors throughout the main & second floors. Nine foot ceilings on the main level. Wireless sound system hook ups with built-in speakers. A phenomenal kitchen design & layout featuring a large walk-in pantry, an abundant of cabinets, quartz counters, a Jenn-Aire appliance package with custom fridge paneling and glass tile backsplash. A great space to entertain, bright with large windows, as it opens up to a formal dining area in between the formal Living room and kitchen Island. The second storey hosts two spacious bedrooms and your laundry area. A Fabulous Master bedroom with a leather tiled feature wall, private cafe balcony, large walk-in closet and a stunning ensuite, with gleaming marble tile throughout. The shower is a large spa like steam room flooded with natural light through the large skylight. The second bedroom comes equipped with yet another fabulous ensuite including heated tiled floors, and an air jetted tub. The basement boasts nine foot ceilings, and a large rec room with a chic feature wall application. A perfect space for entertaining, a gym, or play area. On this level you will also find a three piece bathroom and a third bedroom with large closet. There is tremendous value in this executive townhouse on one of Altadore's lovely tree lined streets. Other features include, single detached garage, Sonos wireless sound system, Living room fireplace, heated tile floors in the upper



bathrooms, and a front private patio with BBQ hook up. (walls have now been painted white)
A great location steps to marda loop, all the parks and amenities available in this amazing community.

Built in 2011

Essential Information

MLS® #	A2167833
Price	\$674,500
Sold Price	\$660,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,246
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 1705 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2G4

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Single Garage Detached

Interior

Interior Features	High Ceilings, No Smoking Home, Skylight(s), Steam Room
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Low Maintenance Landscape, Views
Roof	Rubber
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2024
Date Sold	November 5th, 2024
Days on Market	43
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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