

1604, 1604 36 Avenue SW  
Calgary, Alberta

MLS # A2220297



**\$549,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Altadore               |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey     |               |                   |
| <b>Size:</b>     | 1,179 sq.ft.           | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Landscaped             |               |                   |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt/Gravel                 | <b>Condo Fee:</b> | \$ 425 |
| <b>Basement:</b>   | None                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Wood Frame           | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters               |                   |        |

**Inclusions:** N/A

The Galleries of Altadore - one of the most desirable townhome developments in Altadore/Marda Loop. One of only a few to ever be released on the re-sale market! This bright, 3 level, 2 bedroom & 2 bathroom + den home lives large in its design and has north & south exposure. Oversized windows allow tonnes of natural sunlight to brighten the 2nd level main living area complete with 10ft ceilings. An entertainer's dream kitchen; granite island surrounded by stainless steel appliances and full height, modern cabinets all looking out on private patio with natural gas BBQ hook-up. Living room has custom built-in millwork entertainment unit with natural gas fireplace. Walnut hardwood floors stretch along the kitchen, dining and living room areas. Attached garage on main level leads to den lined with porcelain tile floors with in-floor heating. Ideally located with quick access to downtown, Marda Loop shopping & amenities, off leash dog park, great pathways and much much more.