Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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102, 1808 36 Avenue SW
Calgary, Alberta

MLS # A2229306

$279,900

Division:	Altadore
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	530 sq.ft.	**Age:**	2001 (24 yrs old)
Beds:	1	**Baths:**	1

Garage:	Heated Garage, Parkade, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 424
Basement:	-	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions:	N/A

Welcome to this exceptional main-floor end unit, ideally located in one of Calgary’s most sought-after communities—Marda Loop. This thoughtfully maintained home offers the perfect blend of style, comfort, and convenience, nestled within a well-regarded and well-managed complex. Step inside to discover upgraded hardwood flooring and a bright, open living space featuring a cozy corner gas fireplace, perfect for relaxing evenings. Patio doors lead to an oversized west-facing patio that extends to a lush, manicured greenspace—ideal for entertaining or enjoying quiet moments outdoors. The kitchen is both functional and stylish, complete with quartz countertops, newer appliances, and ample cabinet space for all your culinary needs. The spacious primary bedroom includes a walk-through closet and a beautifully updated ensuite featuring quartz countertops, a newer toilet, faucet, and shower head. Additional features include a large laundry room with extra storage, updated lighting, newer carpet, and secure underground heated parking. Just steps from Marda Loop Brewing, boutique shopping, popular cafes, and everyday conveniences, this home offers the best of urban living with quick access to the river, nearby parks, and downtown Calgary. Live the lifestyle—live in Marda Loop. Don’t miss your opportunity to own this exceptional affordable condo in one of the city’s most vibrant and connected neighborhoods.