

1606 36 Avenue SW  
Calgary, Alberta

MLS # A2303544



## \$709,000

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,294 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Off Street, On Street, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Paved, See Remarks, Street Light		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Smart Home		
<b>Inclusions:</b>	Call Seller Directly		

Click brochure link for more details\*\* The Galleries of Altadore — One of the most sought-after townhome communities in the heart of Altadore/Marda Loop. Rarely do homes in this exclusive development come available on the resale market. This beautifully renovated, bright, and spacious 3-level townhome offers 2 bedrooms, 2 bathrooms, and a den. With both north and south exposure plus oversized windows throughout, the home is flooded with natural light. The main living level features dramatic 10-foot ceilings that enhance the open, airy feel. The show-stopping kitchen is a true highlight, featuring a granite island, premium stainless steel appliances, and sleek full-height modern cabinetry. It opens seamlessly to a private patio complete with a natural gas BBQ hook-up. The living room boasts a custom-built millwork entertainment unit and a cozy natural gas fireplace. Newly refinished walnut hardwood floors (2025) run throughout the main living areas, adding warmth and elegance. Off the main level, the custom-finished attached garage leads directly into a versatile den featuring porcelain tile flooring and comfortable in-floor heating. The Galleries is well-managed with a healthy reserve fund and a proactive condo board committed to keeping monthly fees reasonable. Ideally located, you're just minutes from downtown Calgary, vibrant Marda Loop shopping and dining, River Park dog park, Sandy Beach, extensive pathways, and all the amenities this coveted community has to offer.