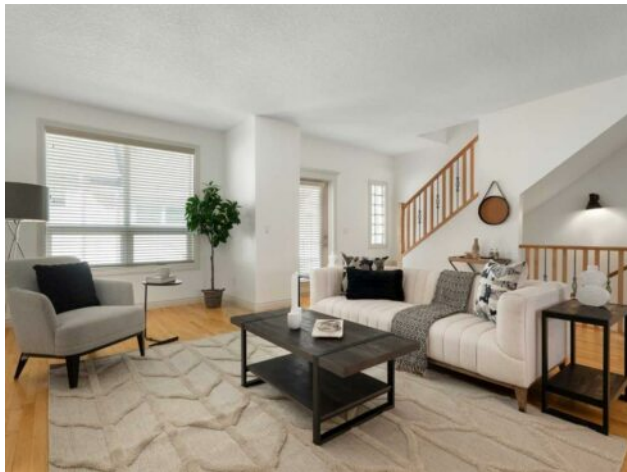


1839 36 Avenue SW  
Calgary, Alberta

MLS # A2212439



**\$589,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,685 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 369
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** n/a

**OPEN HOUSES:** SATURDAY APRIL 26 FROM 1-3PM & SUNDAY APRIL 27 FROM 1-3PM. Location, Style, and Incredible Value! Welcome to this beautiful and freshly repainted 1,685 sq.ft. townhome in the highly sought-after inner-city community of Altadore. Located just a short stroll from the vibrant energy of Marda Loop, this light-filled 3-bedroom (or 2-bedroom + den/office), home offers the perfect balance of comfort, style, and convenience. Step inside to discover an open-concept main floor bathed in natural light, with rich hardwood floors, a cozy gas fireplace in the living area, and access to a private balcony—ideal for morning coffee or summer barbecues with the built-in gas line. The spacious kitchen is thoughtfully designed with maple cabinetry, granite countertops, walk-in pantry, and a gas stove, making it a dream for any home chef. Upstairs, the hardwood continues into all three vaulted-ceiling bedrooms. The primary suite includes a walk-in closet, cheater access to the full bathroom, and its own private balcony, while the third bedroom, with elegant French doors, makes for a charming guest room or home office. The home also features upper-level laundry, an attached single garage, and generous storage throughout. Recent upgrades to the complex include newer shingles (2018), exterior cladding, decks, select windows, offering a move-in ready experience. Beyond the front door, the location truly shines. This is a very well run condo complex with a healthy reserve fund and low condo fees. Just steps away, Marda Loop offers a fantastic mix of boutique shopping, local markets, fitness studios, and some of Calgary's most beloved restaurants and cafes. Families will appreciate the close proximity to top-rated schools including Altadore School and Rundle Academy, while nearby parks such as South Calgary Park and River Park provide playgrounds,

sports fields, and scenic walking paths. A short walk takes you to the Elbow River pathway system, offering a tranquil escape into nature right in the heart of the city, and leading directly to the beautiful Sandy Beach Park&mdash;perfect for picnics, off-leash dog walks, and summer adventures along the riverbank. Plus you are only a 15 minute drive to downtown and a quick bike ride away and great transit access too! This is a home that effortlessly blends inner-city convenience with outdoor lifestyle, offering everything you&rsquo;ve been dreaming of and more. Welcome home!