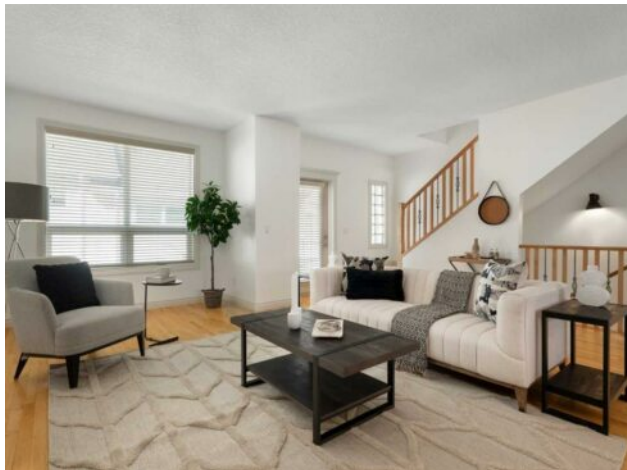


**1839 36 Avenue SW**  
**Calgary, Alberta**

**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—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’ve been dreaming of and more. Welcome home!