

1, 1733 36 Avenue SW
Calgary, Alberta

MLS # A2278047



\$659,900

Division:	Altadore	
Type:	Residential/Four Plex	
Style:	2 Storey	
Size:	1,195 sq.ft.	Age: 2010 (16 yrs old)
Beds:	3	Baths: 3 full / 1 half
Garage:	Alley Access, Garage Door Opener, Single Garage Detached	
Lot Size:	-	
Lot Feat:	See Remarks	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 450
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Pantry, Quartz Counters, Skylight(s), Smart Home, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Armoire in basement		

OPEN HOUSE Saturday 1pm-3pmLife just got easier. Enjoy low-maintenance inner-city living in this well-appointed Altadore townhome offering 3 bedrooms and 3.5 bathrooms with over 1,700 sq ft of developed living space, ideally located on a quiet, no-through street within walking distance to some of the newest and best French and Italian cuisine and coffee shops...you won't want to drive anymore! This front-facing unit feels more like a semi-detached home and features 9' ceilings, upgraded distressed engineered hardwood flooring, upgraded feature lighting, and a bright open-concept main floor enhanced by a large skylight and abundant west-facing sunshine. The living room is highlighted by a striking floor-to-ceiling modern fireplace, flowing into the dining area and kitchen with quartz countertops, island with eating bar, stainless steel appliances, ample cabinetry, and a walk-in pantry. A 2-piece powder room completes the main level, along with a built-in desk area for everyday organization and convenience. Upstairs are two spacious bedrooms, each with a private 4-piece ensuite. The primary suite includes a Juliette balcony, walk-in closet with custom built-ins, and a spa-inspired ensuite featuring dual sinks, an oversized tiled shower, and a second skylight providing beautiful natural light. Upper-level laundry with newer LG washer and dryer. Updated carpeting on the upper level and throughout the basement. The fully developed basement offers 9' ceilings, a large family room, third bedroom, and an additional 4-piece bathroom. Additional highlights include: full Leviton home lighting with various automation integrations that operate via an app, in-ceiling speakers, all window coverings included, a north-facing front patio for summer BBQs, single detached garage, ample street parking, and is a well-managed

four-plex. Walking distance to River Park (Calgary's best dog park), transit, sought-after schools, with excellent access to Downtown, Crowchild Trail and 14th Street. This is truly a home you can unpack and enjoy for years to come.