

# \$589,900 - 1839 36 Avenue Sw, Calgary

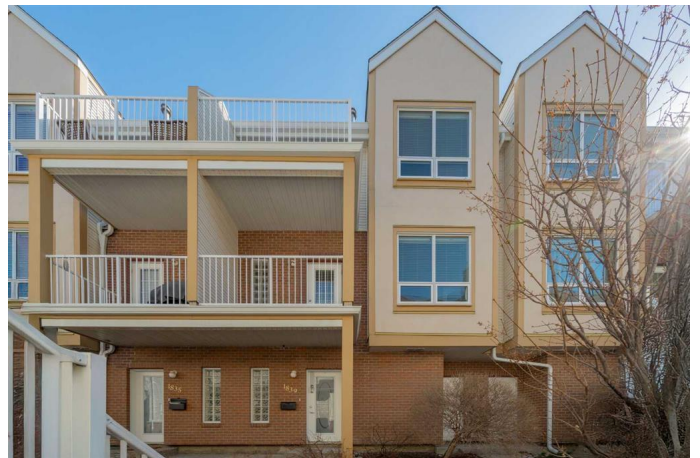
MLS® #A2212439

**\$589,900**

3 Bedroom, 2.00 Bathroom, 1,685 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

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!

Built in 2004

### Essential Information

MLS® #	A2212439
Price	\$589,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,685
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	1839 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2G6

## Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	14
Zoning	M-C1

## Listing Details

Listing Office	Royal LePage Benchmark
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