

# \$649,900 - 1941 36 Avenue Sw, Calgary

MLS® #A2232094

**\$649,900**

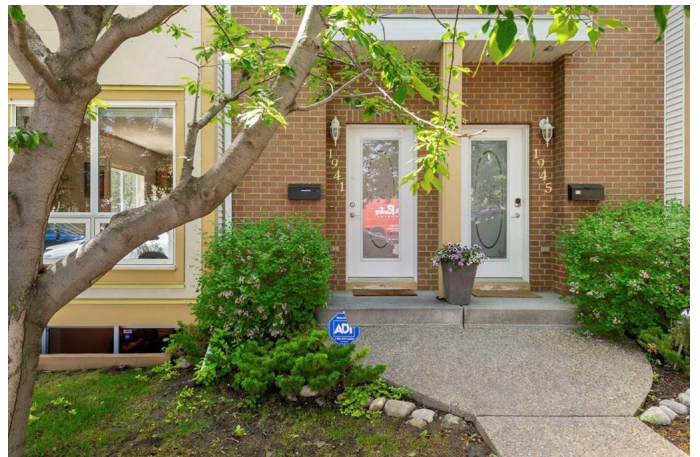
3 Bedroom, 3.00 Bathroom, 1,601 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

For those seeking an urban oasis, welcome to the highly coveted community of Altadore. Just steps from vibrant local shops, restaurants, schools, parks, recreation, and scenic bike paths, this end-unit inner-city townhome offers the perfect blend of lifestyle and location. Thoughtfully designed with over 2,200 sq. ft. of developed living space, this 4-bedroom home features an open-concept main floor with hardwood floors, granite countertops, a stylish open kitchen, and a cozy fireplace—all enhanced by soaring 9-foot ceilings and large windows that flood the space with natural light. Upstairs, the spacious primary retreat includes a generous walk-in closet and a beautifully renovated 4-piece ensuite. The second bedroom is equally spacious, while the third—currently used as a home office—adds versatility, along with convenient in-suite laundry on this level. The fully developed basement offers a large flex room ideal for movie nights, a fourth bedroom, and another full 4-piece bathroom—perfect for guests or growing families. Enjoy the comfort and security of an attached garage with plenty of room for your vehicle, bikes, and additional storage. Pet-friendly, move-in ready, and ideal for entertaining, this is a rare opportunity to live in one of Calgary's most desirable communities.

Built in 2004

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2232094      |
| Price          | \$649,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,601         |
| Acres          | 0.00          |
| Year Built     | 2004          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1941 36 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2G6           |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Storage                                    |
| Parking Spaces | 1  |
| Parking        | Stall, Parking Pad, Single Garage Detached |
| # of Garages   | 1  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance                        |
| Lot Description   | Landscaped                              |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Vinyl Siding, Wood Frame, Stucco |
| Foundation        | Poured Concrete                         |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | M-C1            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.