

# \$629,900 - 2, 1741 36 Avenue Sw, Calgary

MLS® #A2244092

**\$629,900**

3 Bedroom, 4.00 Bathroom, 1,246 sqft

Residential on 0.00 Acres

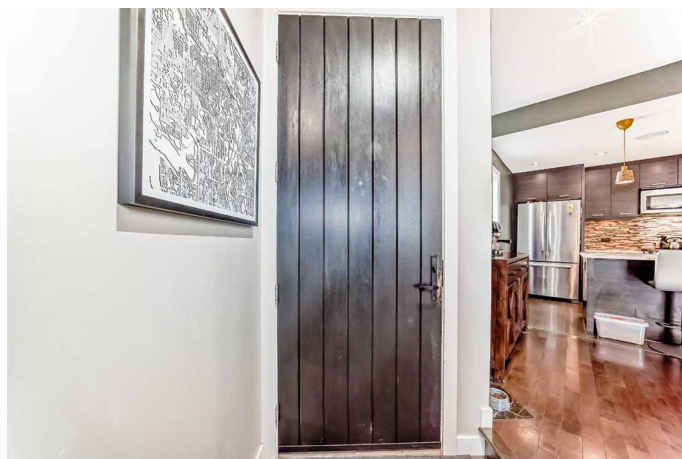
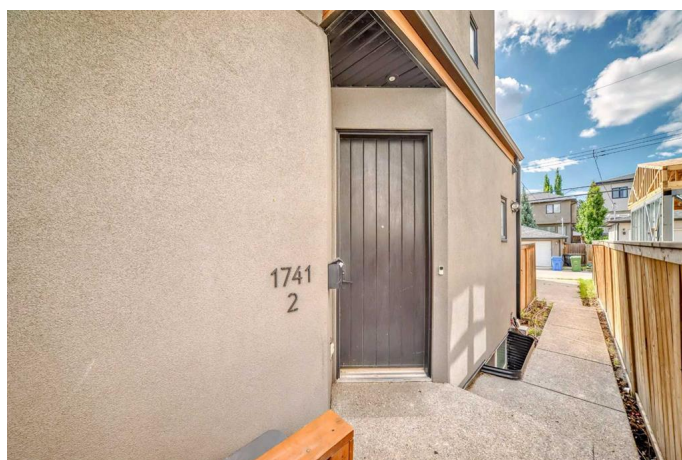
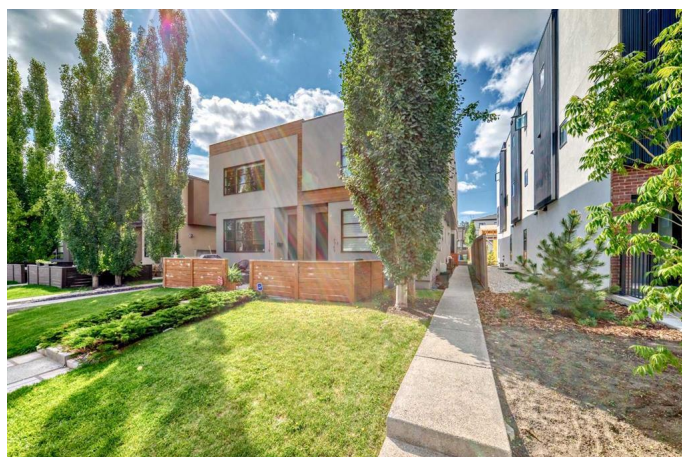
Altadore, Calgary, Alberta

Welcome to this stylish and modern townhome nestled in the heart of Marda Loop. This beautifully finished rear unit features a sunny south-facing yard and is walking distance to shopping, parks and walking paths.

The welcoming main floor boasts 9' flat painted ceilings, rich hardwood flooring, a floor to ceiling tiled gas fireplace, warm cabinetry and convenient half bath. The gourmet kitchen is outfitted with quartz countertops, stainless steel appliances including a gas range.

Upstairs, the primary retreat impresses with a walk-in closet complete with build-in organization and a luxurious ensuite featuring heated floors, steam shower and double vanity. A second bedroom, full 4-piece bath, and laundry area complete the upper level. The fully developed basement is perfect for entertaining, with a spacious media room, wet bar, second gas fireplace, third bedroom, and a 3-piece bath.

Additional features include a Sonos sound system with ceiling speakers throughout, skylights, air conditioning, and a relaxing private backyard. Just steps from the wonderful amenities of vibrant Marda Loop!



Built in 2012

## Essential Information

MLS® # A2244092

Price \$629,900

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,246
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	2, 1741 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2G4

### Amenities

Amenities	Parking, Snow Removal, Laundry
Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Tile
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Tar/Gravel
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 2nd, 2025
Days on Market	1
Zoning	M-CG d72

### **Listing Details**

Listing Office	eXp Realty
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