

**2, 1741 36 Avenue SW**  
**Calgary, Alberta**

**MLS # A2244092**



**\$629,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Altadore   |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 1,246 sq.ft.   | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached                             |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Tar/Gravel

**Basement:** Finished, Full

**Exterior:** Stucco, Wood Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, See Remarks, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 240

**LLD:** -

**Zoning:** M-CG d72

**Utilities:** -

**Inclusions:** NA

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!