

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

MLS® #A2212439

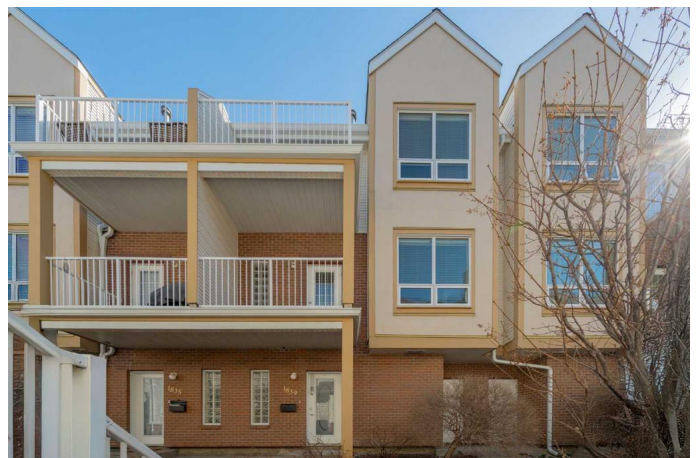
\$589,900

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	18
Zoning	M-C1

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.