

\$549,900 - 1604, 1604 36 Avenue Sw, Calgary

MLS® #A2220297

\$549,900

2 Bedroom, 2.00 Bathroom, 1,179 sqft

Residential on 0.00 Acres

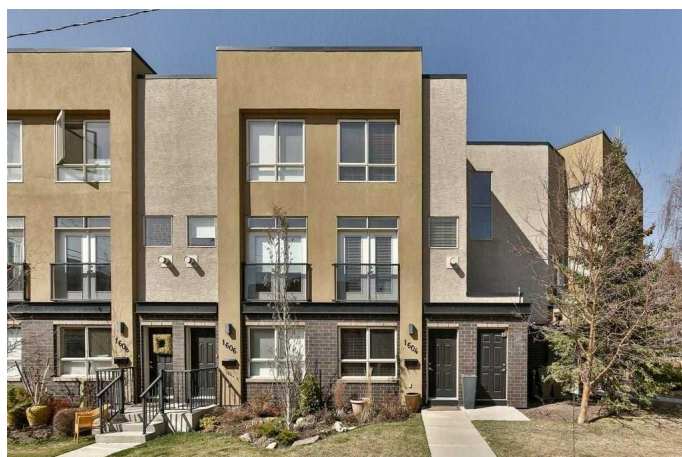
Altadore, Calgary, Alberta

The Galleries of Altadore - one of the most desirable townhome developments in Altadore/Marda Loop. One of only a few to ever be released on the re-sale market! This bright, 3 level, 2 bedroom & 2 bathroom + den home lives large in its design and has north & south exposure. Oversized windows allow tonnes of natural sunlight to brighten the 2nd level main living area complete with 10ft ceilings. An entertainer's dream kitchen; granite island surrounded by stainless steel appliances and full height, modern cabinets all looking out on private patio with natural gas BBQ hook-up. Living room has custom built-in millwork entertainment unit with natural gas fireplace. Walnut hardwood floors stretch along the kitchen, dining and living room areas. Attached garage on main level leads to den lined with porcelain tile floors with in-floor heating. Ideally located with quick access to downtown, Marda Loop shopping & amenities, off leash dog park, great pathways and much much more.

Built in 2005

Essential Information

MLS® #	A2220297
Price	\$549,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,179
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1604, 1604 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6P7

Amenities

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

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Cooktop, Electric Oven, Garage Control(s), Garburator, Microwave, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt/Gravel
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	19
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
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