

1819 36 Avenue
Calgary, Alberta

MLS # A2166271



\$624,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,599 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 492
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Step into this immaculately maintained, light-filled townhouse with single detached garage and offering 2,207 sq ft of developed living space, including a fully finished basement. Nestled in the highly desirable neighbourhood of Altadore, enjoy the charm of a suburban feel with the convenience of being close to downtown Calgary and having amenities right at your doorstep. As you enter, the open-plan living room and centrally located dining area welcome you with an abundance of natural light from both sides of the home. The spacious kitchen boasts a large breakfast bar with seating for everyone and a massive pantry, perfect for all your storage needs. Cozy up to the fireplace in the living room during chilly winter nights. The upper level features three bedrooms, including a primary suite with vaulted ceilings, a walk-in closet, and a luxurious 4-piece Jack & Jill ensuite. Two additional bedrooms, and convenient upstairs laundry complete this level. Head down to the fully finished basement, where you'll find a fourth bedroom, a 3-piece bathroom, and a family room—a perfect space to relax or customize as you wish. From the back entrance, step onto your deck with access to a communal green space, ideal for outdoor enjoyment. Don't miss the opportunity to live in one of Calgary's best neighbourhood's, known for its top-rated schools, vibrant dining, shopping, and welcoming community atmosphere. Book your showing today!