

# \$550,000 - 112, 1909 36 Avenue Sw, Calgary

MLS® #A2212819

**\$550,000**

2 Bedroom, 2.00 Bathroom, 1,314 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Open House- Saturday May 3rd 2-4PM-  
Welcome to this inner-city gem in the heart of one of Calgary's most vibrant communities! This beautifully designed home offers a warm and inviting open-concept layout, complemented by three private outdoor living spaces—perfect for entertaining, relaxing, or soaking up the sunshine.

The kitchen is sure to impress with rich maple cabinetry, gleaming hardwood floors, 3/4 inch granite countertops, and a spacious eating area that seamlessly connects to the dining and living rooms. A cozy fireplace adds warmth and ambiance to the main living space, making it the perfect spot to unwind. Step outside to BBQ just off the kitchen or relax on the west-facing balcony and enjoy the evening sun.

Throughout the entire unit, you'll enjoy the comfort of heated floors—an incredible touch of luxury, especially in the bathrooms where it's most appreciated. Upstairs, you'll discover a spacious and serene primary retreat, complete with a charming Juliet balcony overlooking the tranquil courtyard. The spa-inspired ensuite features stylish upgraded lighting, a raised countertop, and of course, those amazing heated floors. A large walk-through closet provides generous storage. A second bedroom with its own walk-in closet and conveniently located upper-floor laundry complete the level.



An detached single garage offers secure parking and additional storage, while low condo fees include heat and water. Professionally managed and ideally located, you're just steps away from the lively and walkable Marda Loop district—home to some of Calgary's best coffee shops, boutiques, restaurants, and fitness studios. Whether you're grabbing brunch with friends, browsing local markets, or heading downtown in minutes, this location truly offers it all.

Don't miss your chance to make this exceptional property yours—schedule your showing today!

Built in 2005

### Essential Information

MLS® #	A2212819
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,314
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	112, 1909 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 2G6

### **Amenities**

Amenities Snow Removal, Visitor Parking

Parking Spaces 2

Parking Alley Access, Oversized, Single Garage Detached, Titled

# of Garages 1

### **Interior**

Interior Features No Smoking Home, Vaulted Ceiling(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating In Floor

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Basement None

### **Exterior**

Exterior Features Balcony

Lot Description Few Trees, Landscaped, Level, Low Maintenance Landscape, Paved, Street Lighting, Views

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 24th, 2025

Days on Market 17

Zoning M-C1

### **Listing Details**

Listing Office eXp Realty

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