



**GRASSROOTS**  
REALTY GROUP

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2, 1741 36 Avenue SW  
Calgary, Alberta

MLS # A2244092



**\$629,900**

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 240
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, See Remarks, Walk-In Closet(s)		

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!