



**GRASSROOTS**  
REALTY GROUP

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1, 1733 36 Avenue SW  
Calgary, Alberta

MLS # A2278047



**\$659,900**

|           |                                                          |        |                   |
|-----------|----------------------------------------------------------|--------|-------------------|
| Division: | Altadore                                                 |        |                   |
| Type:     | Residential/Four Plex                                    |        |                   |
| Style:    | 2 Storey                                                 |        |                   |
| Size:     | 1,195 sq.ft.                                             | Age:   | 2010 (16 yrs old) |
| Beds:     | 3                                                        | Baths: | 3 full / 1 half   |
| Garage:   | Alley Access, Garage Door Opener, Single Garage Detached |        |                   |
| Lot Size: | -                                                        |        |                   |
| Lot Feat: | See Remarks                                              |        |                   |

|             |                                 |            |          |
|-------------|---------------------------------|------------|----------|
| Heating:    | Forced Air                      | Water:     | -        |
| Floors:     | Carpet, Hardwood, Tile          | Sewer:     | -        |
| Roof:       | Rubber                          | Condo Fee: | \$ 450   |
| Basement:   | Full                            | LLD:       | -        |
| Exterior:   | Stucco, Wood Frame, Wood Siding | Zoning:    | M-CG d72 |
| Foundation: | Poured Concrete                 | Utilities: | -        |

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Pantry, Quartz Counters, Skylight(s), Smart Home, Sump Pump(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Armoire in basement

\*\*\*OPEN HOUSE Saturday 1pm-3pm\*\*\*Life just got easier. Enjoy low-maintenance inner-city living in this well-appointed Altadore townhome offering 3 bedrooms and 3.5 bathrooms with over 1,700 sq ft of developed living space, ideally located on a quiet, no-through street within walking distance to some of the newest and best French and Italian cuisine and coffee shops&hellip;&hellip;you won&rsquo;t want to drive anymore! This front-facing unit feels more like a semi-detached home and features 9&rsquo; ceilings, upgraded distressed engineered hardwood flooring, upgraded feature lighting, and a bright open-concept main floor enhanced by a large skylight and abundant west-facing sunshine. The living room is highlighted by a striking floor-to-ceiling modern fireplace, flowing into the dining area and kitchen with quartz countertops, island with eating bar, stainless steel appliances, ample cabinetry, and a walk-in pantry. A 2-piece powder room completes the main level, along with a built-in desk area for everyday organization and convenience. Upstairs are two spacious bedrooms, each with a private 4-piece ensuite. The primary suite includes a Juliette balcony, walk-in closet with custom built-ins, and a spa-inspired ensuite featuring dual sinks, an oversized tiled shower, and a second skylight providing beautiful natural light. Upper-level laundry with newer LG washer and dryer. Updated carpeting on the upper level and throughout the basement. The fully developed basement offers 9&rsquo; ceilings, a large family room, third bedroom, and an additional 4-piece bathroom. Additional highlights include: full Leviton home lighting with various automation integrations that operate via an app, in-ceiling speakers, all window coverings included, a north-facing front patio for summer BBQs, single detached garage, ample street parking, and is a well-managed

four-plex. Walking distance to River Park (Calgary’s best dog park), transit, sought-after schools, with excellent access to Downtown, Crowchild Trail and 14th Street. This is truly a home you can unpack and enjoy for years to come.