



**2024 36 Avenue  
Calgary, Alberta**

**MLS # A2300967**



**\$999,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,835 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Interior Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Open Floorplan, Skylight(s), Smart Home, Soaking Tub, Wired for Sound		
<b>Inclusions:</b>	Garage Heater		

- OFFER ACCEPTED, AWAITING DEPOSIT - This is Altadore. One of Calgary's most sought-after inner-city neighbourhoods, and this address puts you right in the middle of it. Walk out your front door and you are steps from the best coffee shops, restaurants, and boutique shops that Marda Loop has to offer along 34th and 33rd Avenue. River Park and Sandy Beach are at the end of the street. Downtown is ten minutes away. People spend years trying to get into this neighbourhood. Built in 2018, this half duplex offers 1,835 sq ft of RMS living space across three levels, 3 bedrooms, 2.5 bathrooms, and a build quality that still feels brand new. Nine-foot ceilings, engineered hardwood, and a linear gas fireplace with a stone face anchor the main floor. The kitchen is finished with Jenn-Air appliances, quartz countertops, quartz backsplash, and glass railings. Built-in speakers on every level, a full Sonos smart home system, and double drywall on the common wall means this half duplex lives and feels like a detached home. Upstairs, skylights flood the hallway with natural light. The primary suite features a rain shower, multiple body jets, and a jetted soaker tub. Laundry is on the upper level where it belongs. Central A/C keeps things comfortable all summer long. Then there is the garage. A heated attached tandem with epoxy floors, built-in speakers, and parking for four vehicles. In Altadore, this does not exist. It is one of the largest attached garages you will find in the inner-city and it is a genuine differentiator for this property. Top-rated schools, parks, pathways, and everything Marda Loop has to offer right outside your door. If you have been waiting for the right home in the right neighborhood, this is it.