



321, 1808 36 Avenue SW
Calgary, Alberta

MLS # A2153438



\$349,999

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	858 sq.ft.	Age:	2001 (23 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Concrete, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 665
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Hood fan

Experience the pinnacle of modern urban living in this recently updated top-floor loft-style condo in the highly sought-after Altadore community. Just steps from the trendy Marda Loop, this stunning apartment boasts an open-concept main floor with vaulted ceilings, and south-facing exposure, flooding both floors with natural light. Entering the main floor, you are greeted with the acid-finished concrete with in-floor heating. The kitchen glows with the metallic grey countertop and full matching backsplash, complimented with a premium extra large single-basin stainless steel sink, chef-style faucet, ample cabinet space, and the dining area. Updated stainless steel appliances include an extra large refrigerator, smart oven, and the super quiet 3-rack dishwasher. The living room features a cozy corner gas fireplace and access to a sunny and tree-covered balcony. The main floor includes plenty of closet/pantry space and a convenient 2pc bath with its tasteful waterfall faucet and modern vessel sink. Ascend the spiral staircase to the loft, where you'll find a spacious master bedroom overlooking the main floor with luxury vinyl flooring, with a den/office area, a 4pc en-suite bathroom, abundant custom wardrobe space. The updated in-suite laundry is complimented with walk-in closet or bonus storage space. A second entrance on the loft level provides ease of access and moving furniture. This home includes titled heated underground parking, and visitor stalls, and ALL utilities (heat, electricity, water) in the condo fees. Located minutes from the lively 17th Avenue plus downtown and close to all amenities, schools, parks, shops, highly accessible transit. This pet friendly condo offers incredible value in a vibrant community.