



122, 1808 36 Avenue SW  
Calgary, Alberta

MLS # A2181948



**\$450,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 805
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** NA

This exceptional main-floor end unit in a highly regarded complex offers a perfect blend of style, comfort, and convenience. Upgraded with durable laminate flooring and featuring in-floor heating throughout, this home ensures year-round warmth and a modern aesthetic. The living room boasts a cozy corner gas fireplace, creating the perfect space to relax, while sliding doors open onto an oversized patio that extends to a lush greenspace, ideal for entertaining or quiet outdoor moments. The spacious kitchen offers ample countertop and cabinet space, a large island with a raised breakfast bar, and a stylish tile backsplash. French doors lead to a versatile den or dining room, giving you flexibility to tailor the layout to your needs. The primary bedroom includes a walk-through closets and a private full ensuite. A large laundry room adds an extra level of convenience and storage. Additional perks include secure underground heated parking and a private storage locker. Nestled in the vibrant Marda Loop area, this property is just steps away from boutique shops, trendy cafes, and essential services, with quick access to the river, parks, and downtown Calgary. This is your opportunity to own a thoughtfully maintained home in one of the city's most desirable neighborhoods.