



THE
A-TEAM

**RE/MAX
FIRST**

1909 36 Avenue #110, Calgary T2T 2G6

MLS®#: **A2155287**

Area: **Altadore**

Listing Date: **08/08/24**

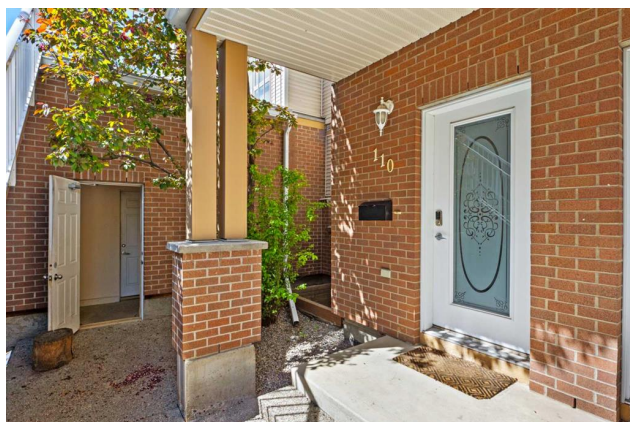
List Price: **\$549,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2005**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,326**
Low Sqft:
Ttl Sqft: **1,326**

DOM

41
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Few Trees,Lawn,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Paved,Views**
Park Feat: **Alley Access,Insulated,Oversized,Parking Pad,Secured,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,In Floor,Hot Water**
Sewer:
Ext Feat: **Balcony,Barbecue,Private Entrance,Rain Gutters,Uncovered Courtyard**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Microwave Hood Fan,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------|--------|----------------|--------------------------|--------|----------------|
| Balcony | Main | 5`7" x 6`9" | Kitchen With Eating Area | Main | 13`9" x 8`7" |
| Dining Room | Main | 10`10" x 13`5" | 2pc Bathroom | Main | 3`11" x 7`8" |
| Living Room | Main | 15`0" x 15`1" | Balcony | Main | 5`11" x 6`6" |
| Balcony | Second | 3`7" x 6`10" | Bedroom - Primary | Second | 15`1" x 13`10" |
| Walk-In Closet | Second | 4`8" x 11`5" | 4pc Ensuite bath | Second | 9`0" x 7`10" |
| Laundry | Second | 3`3" x 3`1" | Bedroom | Second | 12`3" x 11`5" |
| Walk-In Closet | Second | 4`7" x 6`8" | Entrance | Lower | 4`5" x 4`5" |

Condo Fee:
\$397

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0510222**

Remarks

Pub Rmks: **Indulge in PRIME INNER-CITY LIVING in this modern 3-storey brick townhome located on a quiet, pet friendly complex in the heart of MARD A LOOP with LOW CONDO FEES steps from all the sought-after restaurants, cafes and amenities you could desire! This extremely spacious, well designed stunning home offers 2 LARGE bedrooms, 1.5 bathrooms, 1,340+ CONTEMPORARY sqft of living space, in-suite laundry, 2 PARKING SPOTS (PRIVATE, OVERSIZED SINGLE GARAGE and additional parking pad spot) and that includes heat and water. Inside, you will be greeted by gleaming HARDWOOD floors that lead you through the foyer to the GOURMET kitchen with a peninsula island with GRANITE countertops, eating bar, full appliances including a garburator and a convenient pantry. The SPACIOUS living room is soaked in natural sunlight and highlighted by a focal point, cozy gas FIREPLACE with a mantle. Completing this floor is a formal dining room with contemporary lighting, 2 piece bathroom and access to the balcony to enjoy a morning coffee and your great views. Upstairs features a GENEROUS sized second bedroom, laundry closet and the magnificent master retreat including a PRIVATE balcony and a fantastic 4-piece ensuite bathroom and a walk-in closet. This incredible location is steps away from the Marda Loop Community Centre pool, beach volleyball courts, tennis/pickleball courts, baseball diamond/soccer field. Next door to Marda Loop Brewery, shopping, cafes, bars, restaurants, top-notch schools, parks, Lakeview Golf Course, River Park off leash dog park and much more! This exceptional townhome offers the epitome of modern urban living.**

Inclusions: **BBQ on patio**
 Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

