



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1705 36 Avenue #1, Calgary T2T 2G4**

MLS®#: **A2167833** Area: **Altadore** Listing Date: **09/23/24** List Price: **\$689,500**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2011**  
Lot Information  
 Lot Sz Ar: **6,038 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,245**  
 Low Sqft:  
 Ttl Sqft: **1,245**

DOM

**5**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Low Maintenance Landscape,Views**  
 Park Feat: **Assigned,Single Garage Detached**

Utilities and Features

Roof: **Rubber**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Cedar,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
**Public**  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **High Ceilings,No Smoking Home,Skylight(s),Steam Room**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 12`4"	Kitchen With Eating Area	Main	18`4" x 12`6"
Bedroom - Primary	Upper	13`10" x 10`4"	Bedroom	Upper	10`0" x 8`9"
Game Room	Lower	19`10" x 11`10"	Bedroom	Lower	10`0" x 7`6"
2pc Bathroom	Main		3pc Bathroom	Lower	
4pc Ensuite bath	Second		4pc Ensuite bath	Second	

Legal/Tax/Financial

Condo Fee:  
**\$260**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **1112679**

Remarks

Pub Rmks: **Exquisitely finished 2-storey townhouse, in the heart of Marda Loop. Gorgeous hardwood floors throughout the main & second floors. Nine foot ceilings on the main level. Wireless sound system hook ups with built-in speakers. A phenomenal kitchen design & layout featuring a large walk-in pantry, an abundance of cabinets, quartz counters, a Jenn-Aire appliance package with custom fridge paneling and glass tile backsplash. A great space to entertain, bright with large windows, as it opens up to a formal dining area in between the formal living room and kitchen island. The second storey hosts two spacious bedrooms and your laundry area. A Fabulous Master bedroom with a leather tiled feature wall, private cafe balcony, large walk-in closet and a stunning ensuite, with gleaming marble tile throughout. The shower is a large spa like steam room flooded with natural light through the large skylight. The second bedroom comes equipped with yet another fabulous ensuite including heated tiled floors, and an air jetted tub. The basement boasts nine foot ceilings, and a large rec room with a chic feature wall application. A perfect space for entertaining, a gym, or play area. On this level you will also find a three piece bathroom and a third bedroom with large closet. There is tremendous value in this executive townhouse on one of Altadore's lovely tree lined streets. Other features include, single detached garage, Sonos wireless sound system, Living room fireplace, heated tile floors in the upper bathrooms, and a front private patio with BBQ hook up. (walls have now been painted white) A great location steps to marda loop, all the parks and amenities available in this amazing community.**

Inclusions: **NONE**  
Property Listed By: **RE/MAX Realty Professionals**

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









