



THE
A-TEAM

**RE/MAX
FIRST**

1808 36 Avenue #122, Calgary T2T6J2

MLS®#: **A2181948**

Area: **Altadore**

Listing Date: **12/04/24**

List Price: **\$450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,122**
Low Sqft:
Ttl Sqft: **1,122**

DOM

17

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Tile,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Stove(s),Washer**
Int Feat: **Breakfast Bar,Kitchen Island,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`7" x 9`6"	Kitchen	Main	13`1" x 8`9"
Dining Room	Main	14`6" x 9`6"	Bedroom - Primary	Main	13`5" x 10`11"
Walk-In Closet	Main	7`11" x 5`0"	4pc Ensuite bath	Main	8`3" x 7`10"
Bedroom	Main	11`1" x 10`10"	Foyer	Main	6`7" x 5`3"
Den	Main	13`8" x 8`0"	Laundry	Main	9`8" x 7`10"
3pc Bathroom	Main	7`10" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$805

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0212072**

Remarks

Pub Rmks: **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.**

Inclusions: **NA**
Property Listed By: **Century 21 Masters**

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





