



**2015 36 Avenue SW  
Calgary, Alberta**

**MLS # A2318343**



**\$899,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Not applicable

\* OPEN HOUSE this Saturday, June 20th from 1:00 - 4:00pm\* Welcome to this beautifully updated detached infill in the heart of Altadore, one of Calgary's most desirable inner-city communities. Tucked away on a quiet, family-friendly street just minutes from Marda Loop, this thoughtfully designed 4-bedroom home offers the perfect balance of modern comfort, timeless style, and exceptional inner-city living — complete with a beautifully landscaped South-facing backyard designed for sunny afternoons and effortless entertaining. The bright open-concept main floor is warm and inviting, centred around a stunning three-sided gas fireplace that seamlessly connects the spacious living and dining areas. The contemporary kitchen is both stylish and functional, featuring Caesarstone countertops, full-height cabinetry, subway tile backsplash, and premium stainless steel appliances including new refrigerator, gas cooktop, and built-in Thermador oven. Upstairs, you'll find three spacious bedrooms plus a versatile lofted retreat ideal for a home office, reading nook, or lounge space. The primary suite feels like a private escape with hardwood flooring, a walk-in closet, Juliet balcony, beautiful downtown skyline views, and a spa-inspired ensuite complete with heated floors, double vanities, oversized glass shower, and a freestanding soaker tub. The fully finished basement adds even more functional living space with a large rec room, built-in storage, fourth bedroom, and full ensuite bathroom. The newer air conditioning adds year-round comfort, while outside, the private South-facing backyard offers a peaceful outdoor retreat with a spacious deck, brick patio, and detached double garage. Some extra bonuses include a newer roof and water heater. Located moments from Marda Loop, Sandy Beach, River Park, and Calgary's extensive pathway system, Altadore is

known for its vibrant atmosphere, luxury homes, and unmatched lifestyle that perfectly blends urban convenience with a true sense of community. This is one you don't want to miss - book your showing today!