



GRASSROOTS
REALTY GROUP

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324, 1808 36 Avenue SW
Calgary, Alberta

MLS # A2325798



\$329,900

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	854 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

URBAN LOFT living in the heart of coveted MARDAL LOOP! This rare, TOP TWO FLOORS, multi-level apartment offers LOADS of SPACE and exceptional STYLE. Step inside the main level to a spacious, OPEN floorplan complete polished concrete floors, 2-pce powder room, massive double closet in large foyer, upgraded kitchen with GRANITE counters, ISLAND with room for stools, STAINLESS STEEL appliances including NEW fridge, NEW dishwasher and maple cabinets. Living room is generous size for ENTERTAINING with corner GAS FIREPLACE for those cozy nights, and SOARING open ceiling to the second floor. Outdoor living is extended to your private balcony amongst the treetops (all NEW decking, membrane, posts and railings). Carpeted metal SPIRAL STAIRCASE is both decorative & functional, taking you to the PRIVATE primary bedroom with FULL ceiling height! Room for KING, your retreat includes 4-piece ENSUITE, LAUNDRY ROOM with additional STORAGE, LOFT space for OFFICE/FLEX room, and secondary exit to 4th floor. No condo is complete without UNDERGROUND PARKING and this unit comes with one TITLED stall, and storage LOCKER. All this at an affordable price with the WALKABLE MARDAL LOOP LIFESTYLE.