



GRASSROOTS
REALTY GROUP

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2, 1713 36 Avenue SW
Calgary, Alberta

MLS # A2334753



\$725,000

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Quartz Counters		

Inclusions: N/A

With almost 2,000 sq ft of luxurious, beautifully finished living space over three levels, this impeccably maintained townhome offers 3 bedrooms, 3.5 bathrooms, a fully-developed basement, and central AC! The open-concept main floor boasts impressive 10-foot ceilings, 8-foot solid core doors, engineered hardwood flooring, and a layout that's equally well suited to everyday living and entertaining. The chef-inspired kitchen features premium appliances including a 48" panelled Blomberg fridge and freezer, gas cooktop, Fulgor wall oven, beverage fridge, full-height cabinetry, quartz countertops, a large island with seating, abundant drawer storage, a pantry, and a dedicated microwave cabinet. Anchored by a gas fireplace, the spacious living and dining areas are flooded with natural south-facing light from oversized four-panel sliding doors that open onto a private, fully fenced, low-maintenance backyard complete with a gas BBQ line. A convenient 2-piece powder room completes the main level. The upper level features 9-foot ceilings and two spacious bedrooms, including an impressive primary retreat with expansive south-facing windows and a spa-inspired 5-piece ensuite featuring heated tile floors, a custom steam shower, freestanding soaker tub, dual vanities, and a generous walk-in closet. The second bedroom also enjoys its own 3-piece ensuite, and the separate laundry room offers built-in shelving plus space for hanging clothes and laundry baskets. The professionally finished lower level provides additional living space with in-floor radiant heating, a spacious family room, a third bedroom with a walk-in closet, and a full 4-piece bathroom. Additional highlights include central air conditioning, an insulated single garage stall within the shared double detached garage, and low condo fees in this self-managed complex. This is an exceptional opportunity to enjoy

the sought-after Marda Loop lifestyle, just a short walk to an incredible selection of restaurants, pubs, caf  s, boutiques, and everyday amenities. Contact your favourite Realtor today to arrange a private viewing!