

203, 1808 36 Avenue SW
Calgary, Alberta

MLS # A2342949



\$219,900

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	544 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: (All) Window Coverings, (All) Light Fixtures, Built-in Dresser (Bedroom), Cabinets (Living Room)

This is inner city living, uncomplicated, in the coveted community of Altadore. Coffee shops, restaurants, patios, pubs, and wine bars are a walk away, the off leash dog park is a few blocks out, and the South Calgary outdoor pool and beach volleyball courts are close enough to hit on a whim in summer. The open concept unit is clean, bright, and genuinely move-in ready. Luxury vinyl plank runs through the main space, the kitchen has stainless steel appliances, and the cozy living room comes with a built-in storage and TV console. The generous bedroom, flooded with natural light is complete with a ceiling fan, huge window, and a built-in dresser. It connects with a walk through closet to a cheater ensuite bathroom. The large storage room does it all: in-suite laundry, a pantry, and a custom built-in storage system. Two things most Marda Loop condos don't offer together: a titled underground heated parking stall and a dedicated storage room like this one. This unit has both. Pet friendly, well managed, low maintenance, in one of Calgary's most walkable neighbourhoods.