

112, 1909 36 Avenue SW  
Calgary, Alberta

MLS # A2212819

**\$550,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,314 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Oversized, Single Garage Detached, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees, Landscaped, Level, Low Maintenance Landscape, Paved, Street L		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 407
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome to this inner-city gem in the heart of one of Calgary's most vibrant communities! This beautifully designed home offers a warm and inviting open-concept layout, complemented by three private outdoor living spaces—perfect for entertaining, relaxing, or soaking up the sunshine. The kitchen is sure to impress with rich maple cabinetry, gleaming hardwood floors, 3/4 inch granite countertops, and a spacious eating area that seamlessly connects to the dining and living rooms. A cozy fireplace adds warmth and ambiance to the main living space, making it the perfect spot to unwind. Step outside to BBQ just off the kitchen or relax on the west-facing balcony and enjoy the evening sun. Throughout the entire unit, you'll enjoy the comfort of heated floors—an incredible touch of luxury, especially in the bathrooms where it's most appreciated. Upstairs, you'll discover a spacious and serene primary retreat, complete with a charming Juliet balcony overlooking the tranquil courtyard. The spa-inspired ensuite features stylish upgraded lighting, a raised countertop, and of course, those amazing heated floors. A large walk-through closet provides generous storage. A second bedroom with its own walk-in closet and conveniently located upper-floor laundry complete the level. An detached single garage offers secure parking and additional storage, while low condo fees include heat and water. Professionally managed and ideally located, you're just steps away from the lively and walkable Marda Loop district—home to some of Calgary's best coffee shops, boutiques, restaurants, and fitness studios. Whether you're grabbing brunch with friends, browsing local markets, or heading downtown in minutes, this location truly offers it all. Don't miss your chance to make this exceptional property yours—schedule your showing

today!