

\$630,000 - 2, 1741 36 Avenue Sw, Calgary

MLS® #A2262602

\$630,000

3 Bedroom, 4.00 Bathroom, 1,246 sqft

Residential on 0.00 Acres

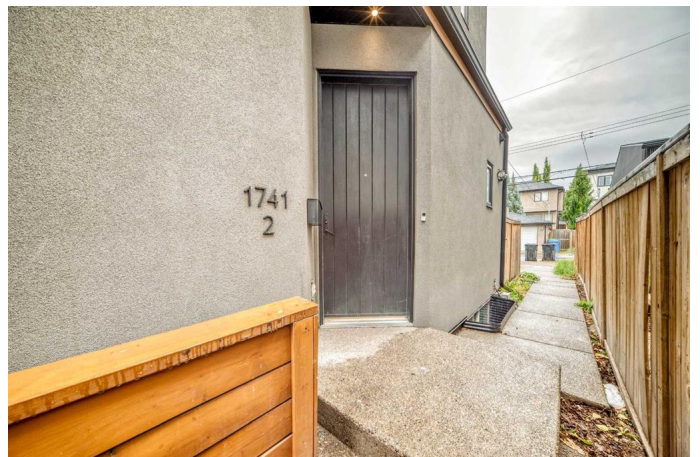
Altadore, Calgary, Alberta

Welcome to this stylish and modern townhome nestled in the heart of Marda Loop. This beautifully finished rear unit features a sunny south-facing yard and is walking distance to shopping, parks and walking paths.

The welcoming main floor boasts 9' flat painted ceilings, rich hardwood flooring, a floor to ceiling tiled gas fireplace, warm cabinetry and convenient half bath. The gourmet kitchen is outfitted with quartz countertops, stainless steel appliances including a gas range.

Upstairs, the primary retreat impresses with a walk-in closet complete with build-in organization and a luxurious ensuite featuring heated floors, steam shower and double vanity. A second bedroom, full 4-piece bath, and laundry area complete the upper level. The fully developed basement is perfect for entertaining, with a spacious media room, wet bar, second gas fireplace, third bedroom, and a 3-piece bath.

Additional features include a Sonos sound system with ceiling speakers throughout, skylights, air conditioning, and a relaxing private backyard. Just steps from the wonderful amenities of vibrant Marda Loop!



Built in 2012

Essential Information

MLS® # A2262602

Price \$630,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,246
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	2, 1741 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2G4

Amenities

Amenities	Parking, Snow Removal, Laundry
Parking Spaces	1
Parking	Alley Access, Single Garage Detached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement, Tile
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Tar/Gravel
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 7th, 2025
Days on Market	6
Zoning	M-CG d72

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.