



# 1733 36 Avenue Calgary Alberta

\$650,000

An exquisite townhome in Altadore, with 3 bedrooms and over 1,700 sq ft of living space, awaits you. The main floor boasts 9' ceilings, rich espresso hardwood floors, featuring a living room with a striking floor-to-ceiling fireplace, a dining area, and a well-equipped kitchen with quartz countertops, island/eating bar, and stainless steel appliances. A half bath completes this level. The second floor boasts two bedrooms, each with a private ensuite. The spacious master bedroom offers, a walk-in closet, and lovely 3-pce ensuite with option for dual sinks and an oversized steam shower. Laundry is conveniently located on this level. The fully developed basement with 9' ceilings includes a spacious family room, a versatile third bedroom (or den), and a 3-pce bath. Additional features include a charming back patio, central air, and easy access to a shared garage. Enjoy the prime location, close to Marda Loop, River Park, schools, shopping, and transit. Furniture available for purchase. (id:6769)

Family room 19.08 Ft x 15.50 Ft  
Furnace 6.00 Ft x 4.50 Ft  
Bedroom 9.17 Ft x 9.17 Ft  
3pc Bathroom 9.33 Ft x 6.67 Ft  
Kitchen 12.17 Ft x 9.00 Ft  
Dining room 16.67 Ft x 9.00 Ft  
Living room 13.83 Ft x 13.25 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft  
Laundry room 5.00 Ft x 2.67 Ft  
Primary Bedroom 13.75 Ft x 13.75 Ft  
Bedroom 10.00 Ft x 9.83 Ft  
4pc Bathroom 8.08 Ft x 4.92 Ft  
4pc Bathroom 12.42 Ft x 5.58 Ft

Listing Presented By:



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**Mirror**

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