



## 2125 36 Avenue Calgary Alberta

\$1,490,000

Welcome to an unparalleled redevelopment opportunity in the prestigious Marda Loop/Altadore neighborhood! This prime property comprises TWO LOTS, boasting an impressive total FRONTAGE of 50' x 125' that are positioned at the forefront of urban evolution. A comfy 1287SF home sits on the property awaiting redevelopment. Located in the Marda Loop/Altadore locale, renowned for its vibrant character, upscale ambiance, and strong sense of community! The existing 2-storey family home has been well-maintained and upgraded, featuring a modern kitchen with stainless steel appliances, granite counters, and a functional layout with 2 bedrooms plus a den. Don't miss this rare opportunity to shape the future of one of Calgary's most coveted areas. Sophisticated developers, envision your mark on the skyline and secure your place in the legacy of Marda Loop/Altadore. Act now and turn aspirations into reality in this prime redevelopment landscape! (id:6769)

4pc Bathroom 8.92 Ft x 7.92 Ft  
Bedroom 13.08 Ft x 9.75 Ft

3pc Bathroom 7.25 Ft x 5.67 Ft  
Primary Bedroom 21.33 Ft x 15.08 Ft

Listing Presented By:



Originally Listed by:  
Stonemere Real Estate Solutions

<http://www.workharddreamharder.com/>

**RE/MAX**

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(CENTRAL)**

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