



## 1707 36 Avenue Calgary Alberta

\$664,900

Modern, trendy townhome facing the street with great curb appeal, 3 bedrooms all with ensuites, fully finished basement, patio, and garage parking, in a quiet 4-plex located within walking distance from all the amenities Marda Loop offers. The open concept main floor includes the modern functional kitchen with full height cabinets, island, large corner pantry with built-in shelving, and stainless steel appliance package that includes a gas range. The kitchen is open to the spacious dining area and living room with large windows and a gas fireplace, and the powder room completes this main level. On the upper level, the bright primary bedroom is large enough to comfortably accommodate a king size bed, has a balcony, walk-in closet, and ensuite with double vanity with granite countertop, fully tiled walk-in shower with glass door, and skylight adding extra light. The second bedroom upstairs is a great size and also has a full ensuite with tiled soaker tub/shower and vanity granite countertop. Laundry and linen closet complete the upper level. The fully finished basement has a spacious third bedroom with ensuite, family room, storage and utility room. This lovely home has central A/C, hardwood flooring throughout the main floor, many windows and a skylight for natural light, and flat ceilings throughout. Stamped concrete patio and exposed aggregate walkway to the front door and to the garage. One garage parking spot in a shared double garage is included with this home. Located on a quiet street within walking distance to River Park and all of the Marda Loop amenities. (id:6769)

4pc Bathroom 9.83 Ft x 8.08 Ft

4pc Bathroom 9.83 Ft x 4.75 Ft

Bedroom 12.25 Ft x 9.83 Ft

Primary Bedroom 14.17 Ft x 13.50 Ft

3pc Bathroom 5.83 Ft x 5.58 Ft

Bedroom 10.58 Ft x 10.50 Ft

Family room 18.33 Ft x 13.17 Ft

Furnace 9.83 Ft x 5.58 Ft

2pc Bathroom 4.67 Ft x 4.67 Ft

Dining room 13.67 Ft x 12.00 Ft

Kitchen 12.42 Ft x 10.17 Ft

Living room 12.17 Ft x 10.17 Ft

Listing Presented By:



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