



## 1741 36 Avenue Calgary Alberta

\$629,900

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! (id:6769)

Furnace 5.17 Ft x 14.58 Ft  
Family room 18.25 Ft x 14.92 Ft  
3pc Bathroom 4.67 Ft x 8.17 Ft  
Bedroom 9.83 Ft x 9.83 Ft  
Other 4.17 Ft x 3.25 Ft  
2pc Bathroom 4.92 Ft x 5.42 Ft  
Other 8.83 Ft x 10.42 Ft  
Dining room 12.92 Ft x 11.25 Ft

Living room 12.92 Ft x 10.50 Ft  
4pc Bathroom 8.25 Ft x 4.92 Ft  
Bedroom 10.08 Ft x 10.33 Ft  
Primary Bedroom 12.33 Ft x 12.33 Ft  
5pc Bathroom 11.08 Ft x 4.92 Ft  
Other 8.25 Ft x 4.92 Ft  
Laundry room 4.00 Ft x 3.17 Ft

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