



# 1635 38 Avenue Calgary Alberta

\$599,000

Opportunities like this are rare in Altadore. This spacious three-story townhome offers exceptional value with a double attached garage, generous living space, and low condo fees -- all for under \$600,000. Finding this much home in one of Calgary's most desirable inner-city communities is becoming increasingly uncommon. The main floor features upgraded engineered hardwood flooring and a bright, functional layout perfect for everyday living and entertaining. The refreshed kitchen showcases quartz countertops, stainless steel appliances, and a stylish new backsplash, and opens directly onto a private outdoor space , perfect for relaxing or summer evenings with friends. Upstairs you'll find two generously sized bedrooms, including the primary with its own ensuite bathroom. The second bedroom is a fantastic size with abundant natural light, complemented by another full bathroom for added convenience. The upper level is completed by a spectacular vaulted-ceiling bonus room, offering incredible flexibility for working from home, hosting guests, workouts, or a cozy lounge space. The location is truly exceptional, situated directly across from Kiwanis Park and steps from River Park, providing immediate access to green space and scenic river pathways. Enjoy being walking distance to Avitus Wine Bar, Marda Loop Brewing, Dopo, and the many boutique shops, cafes, and amenities that make Marda Loop one of Calgary's most sought-after neighborhoods. A rare opportunity to own a spacious three-story townhome with a double garage in Altadore at an incredibly approachable price point. (id:6769)

2pc Bathroom 5.17 Ft x 4.92 Ft  
Dining room 13.75 Ft x 7.67 Ft  
Kitchen 16.08 Ft x 10.42 Ft  
Living room 16.17 Ft x 11.25 Ft

6pc Bathroom 12.75 Ft x 7.83 Ft  
Bedroom 10.50 Ft x 9.92 Ft  
Primary Bedroom 17.08 Ft x 13.42 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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