



1705 36 Avenue Calgary Alberta

\$689,500

Exquisitely finished 2-storey townhouse, in the heart of Marda Loop. Gorgeous hardwood floors throughout the main & second floors. Nine foot ceilings on the main level. Wireless sound system hook ups with built-in speakers. A phenomenal kitchen design & layout featuring a large walk-in pantry, an abundance of cabinets, quartz counters, a Jenn-Aire appliance package with custom fridge paneling and glass tile backsplash. A great space to entertain, bright with large windows, as it opens up to a formal dining area in between the formal Living room and kitchen Island. The second storey hosts two spacious bedrooms and your laundry area. A Fabulous Master bedroom with a leather tiled feature wall, private cafe balcony, large walk-in closet and a stunning ensuite, with gleaming marble tile throughout. The shower is a large spa like steam room flooded with natural light through the large skylight. The second bedroom comes equipped with yet another fabulous ensuite including heated tiled floors, and an air jetted tub. The basement boasts nine foot ceilings, and a large rec room with a chic feature wall application. A perfect space for entertaining, a gym, or play area. On this level you will also find a three piece bathroom and a third bedroom with large closet. There is tremendous value in this executive townhouse on one of Altadore's lovely tree lined streets. Other features include, single detached garage, Sonos wireless sound system, Living room fireplace, heated tile floors in the upper bathrooms, and a front private patio with BBQ hook up. (walls have now been painted white) A great location steps to marda loop, all the parks and amenities available in this amazing community. (id:6769)

4pc Bathroom Measurements not available
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 Recreational, Games room 6.05 M x 3.61 M
 Bedroom 3.05 M x 2.29 M
 3pc Bathroom Measurements not available

Living room 3.94 M x 3.76 M
 Other 5.59 M x 3.81 M
 2pc Bathroom Measurements not available
 Primary Bedroom 4.22 M x 3.15 M
 Bedroom 3.05 M x 2.67 M

Listing Presented By:



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