

\$649,900 - 1941 36 Avenue Sw, Calgary

MLS® #A2232094

\$649,900

3 Bedroom, 3.00 Bathroom, 1,601 sqft

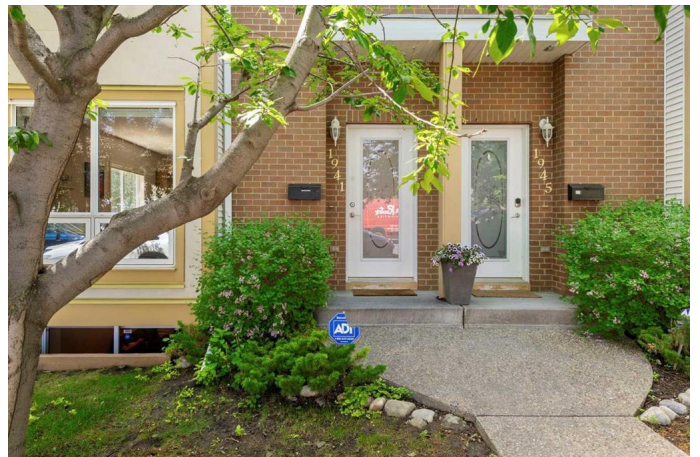
Residential on 0.00 Acres

Altadore, Calgary, Alberta

For those seeking an urban oasis, welcome to the highly coveted community of Altadore. Just steps from vibrant local shops, restaurants, schools, parks, recreation, and scenic bike paths, this end-unit inner-city townhome offers the perfect blend of lifestyle and location. Thoughtfully designed with over 2,200 sq. ft. of developed living space, this 4-bedroom home features an open-concept main floor with hardwood floors, granite countertops, a stylish open kitchen, and a cozy fireplace—all enhanced by soaring 9-foot ceilings and large windows that flood the space with natural light. Upstairs, the spacious primary retreat includes a generous walk-in closet and a beautifully renovated 4-piece ensuite. The second bedroom is equally spacious, while the third—currently used as a home office—adds versatility, along with convenient in-suite laundry on this level. The fully developed basement offers a large flex room ideal for movie nights, a fourth bedroom, and another full 4-piece bathroom—perfect for guests or growing families. Enjoy the comfort and security of an attached garage with plenty of room for your vehicle, bikes, and additional storage. Pet-friendly, move-in ready, and ideal for entertaining, this is a rare opportunity to live in one of Calgary's most desirable communities.

Built in 2004

Essential Information



MLS® #	A2232094
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,601
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1941 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2G6

Amenities

Amenities	Storage
Parking Spaces	1
Parking	Stall, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	High Ceilings, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	6
Zoning	M-C1

Listing Details

Listing Office	Real Broker
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