



\$ 434,900.00

## 115 1909 36 AVENUE SW CALGARY

<https://paulbrinton.com>

PERFECT LOCATION tucked away in a courtyard off a quiet street and within 2 blocks of the heart of Marda-Loop! This hidden gem Boasts over 2600 SQUARE FEET of DEVELOPED LIVING space with an ATTACHED GARAGE!! Perfect for professionals with a busy lifestyle, someone downsizing from a home into a...

- 3 beds
- 3 baths
- Row/Townhouse
- Residential
- Active

Image not found or type unknown



## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1161146

**Type:** Row/Townhouse

**Bedrooms:** 3

**Status:** Active

**Year built:** 2005

**Parking:** Single Garage Attached

**Post Updated:** 2021-11-20 03:29:10

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/20/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Snow Removal, Visitor Parking

**Community Features:** Schools Nearby, Sidewalks, Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Bar, Breakfast Bar, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

**Roof Type:** Asphalt Shingle

**Total Parking:** 1

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Fireplace Features:** Gas, Gas Starter, Living Room

**Exterior Features:** Courtyard

**District:** CAL Zone CC

**Inclusions:** None

**Lot Features:** Low Maintenance Landscape

**Heating Type:** Baseboard, In Floor, Hot Water, None

## PROPERTY INFORMATION



**Basement:** Finished, Full

**Laundry features:** In Unit, Main Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 115

**Suite:** No

**Appliances:** Bar

Fridge,Dishwasher,Dryer,Garage

Control(s),Gas Stove,Microwave Hood

Fan,Refrigerator,Washer

**Subdivision Name:** Altadore

**Restrictions:** Pet Restrictions or Board  
approval Required,Pets Allowed

**Levels:** One

**Zoning:** M-C1

**List Price Square Foot:** \$ 345.71

**Photo Count:** 34

**Unit Exposure:** W

**Construction Materials:** Brick,Vinyl  
Siding,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 1258.00

**Structure Type:** Five Plus

