

# \$279,900 - 102, 1808 36 Avenue Sw, Calgary

MLS® #A2229306

**\$279,900**

1 Bedroom, 1.00 Bathroom, 530 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to this exceptional main-floor end unit, ideally located in one of Calgary's most sought-after communities—Marda Loop. This thoughtfully maintained home offers the perfect blend of style, comfort, and convenience, nestled within a well-regarded and well-managed complex. Step inside to discover upgraded hardwood flooring and a bright, open living space featuring a cozy corner gas fireplace, perfect for relaxing evenings. Patio doors lead to an oversized west-facing patio that extends to a lush, manicured greenspace—ideal for entertaining or enjoying quiet moments outdoors. The kitchen is both functional and stylish, complete with quartz countertops, newer appliances, and ample cabinet space for all your culinary needs. The spacious primary bedroom includes a walk-through closet and a beautifully updated ensuite featuring quartz countertops, a newer toilet, faucet, and shower head. Additional features include a large laundry room with extra storage, updated lighting, newer carpet, and secure underground heated parking. Just steps from Marda Loop Brewing, boutique shopping, popular cafes, and everyday conveniences, this home offers the best of urban living with quick access to the river, nearby parks, and downtown Calgary. Live the lifestyle—live in Marda Loop. Don't miss your opportunity to own this exceptional affordable condo in one of the city's most vibrant and connected neighborhoods.



Built in 2001

## Essential Information

MLS® #	A2229306
Price	\$279,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	530
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	102, 1808 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6J2

## Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

## Interior

Interior Features	Open Floorplan, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
# of Stories	4

**Exterior**

Exterior Features	Other, Private Entrance
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	M-C1

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.