

# \$365,000 - 321, 1808 36 Avenue Sw, Calgary

MLS® #A2227484

**\$365,000**

1 Bedroom, 2.00 Bathroom, 843 sqft

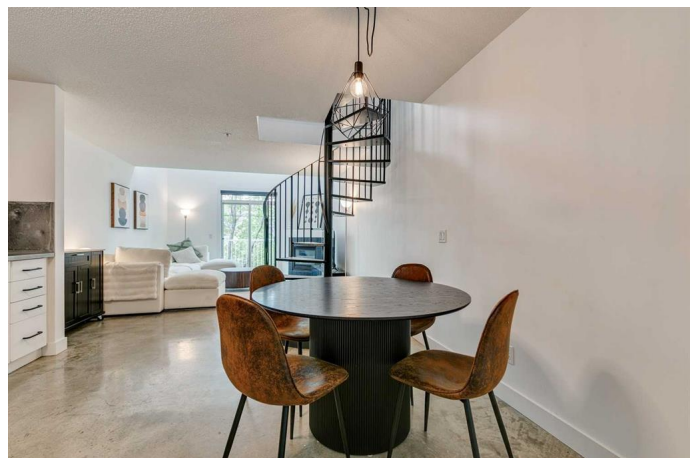
Residential on 0.00 Acres

Altadore, Calgary, Alberta

If you're after something with style and substance, this one checks the boxes. This two-level, loft-style condo is bright, bold, and full of personality. With soaring ceilings, massive windows, and an open layout, the space feels even bigger than its 850 square feet. The main floor has polished concrete floors with in-floor heat, a sleek kitchen with stainless steel appliances, and a dining/living area that opens to a private, tree-shaded balcony. There's a cozy gas fireplace and a convenient half bath for guests. Head up the spiral staircase to your lofted primary suite with a full ensuite, custom wardrobe wall, in-suite laundry, and space for a desk or reading nook. There's even a second entrance up here—great for secondary access to the unit. Titled underground parking is included, and your condo fees cover all utilities—heat, electricity, water. And location? You're right in Altadore—one of Calgary's best inner-city communities. Walk to coffee, groceries, and Marda Loop's shops. Quick access to downtown and 17th Ave. Parks and transit nearby. It's the kind of spot you'll want to show off. Looking for something with edge and charm in one of the city's most-loved neighbourhoods? You found it. For more information and photos, click the links below!

Built in 2001

## Essential Information



|                |                  |
|----------------|------------------|
| MLS® #         | A2227484         |
| Price          | \$365,000        |
| Bedrooms       | 1                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 843              |
| Acres          | 0.00             |
| Year Built     | 2001             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 321, 1808 36 Avenue Sw |
| Subdivision | Altadore               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 6J2                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Snow Removal, Trash |
| Parking Spaces | 1                            |
| Parking        | Parkade, Titled, Underground |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s)   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Natural Gas, In Floor                                               |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Gas                                                                 |
| # of Stories      | 4                                                                   |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                             |
|--------------|-----------------------------|
| Roof         | Asphalt Shingle             |
| Construction | Brick, Concrete, Wood Frame |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 79             |
| Zoning         | M-C1           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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