

**1824 38 Avenue SW  
Calgary, Alberta**

**MLS # A2215748**



**\$839,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,648 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Enclosed, Insulated, Secured, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s), Wired for Sound

**Inclusions:** In Wall Speakers + Amplifier. Custom Dog/Baby Gates

Located in a vibrant inner-city neighbourhood, this executive 3-bedroom townhome by Willix Developments offers over 2,200 sq. ft. of thoughtfully designed living space. Ideal for families or professionals, this home feels brand new—without the GST! The bright and inviting open-concept main floor features 9' ceilings, a cozy living room with a gas fireplace, and access to a private rear deck. The chef's kitchen is equipped with premium KitchenAid stainless steel appliances, a gas stove, a walk-in pantry as well as a large island that's perfect for hosting family and friends. Upstairs, you'll find two spacious master suites, each with a four-piece en-suite and walk-in closet, plus a convenient laundry room. The top floor offers a versatile flex space and a sun-soaked, south-facing rooftop patio—perfect for a home office, entertaining, or relaxing by a firepit. The finished basement adds even more space with a recreation room, third bedroom, full bathroom, and ample storage. Oversized windows flood the home with natural light year-round, while concrete walls between units provide excellent soundproofing. Over \$20K in upgrades include a heat pump (keeping the home cool in summer) and premium engineered hardwood throughout the upper floors. Park securely in the detached garage. Enjoy being just steps from coffee shops, gyms, schools, dog parks, and Marda Loop's shops and dining. All furnishings negotiable. Don't miss your chance to live in Altadore—book a showing today!