# \$1,150,000 - 2125 36 Avenue Sw, Calgary

MLS® #A2190435

# \$1,150,000

2 Bedroom, 2.00 Bathroom, 1,287 sqft Residential on 0.14 Acres

Altadore, Calgary, Alberta

Unlock the potential of this rare gem nestled in the heart of prestigious Altadoreâ€"a neighborhood synonymous with luxury redevelopment and urban sophistication. This 2-bedroom + den, 2-bathroom home spans 1,287 sq ft above grade, offering immediate move-in comfort with hardwood floors, a sunlit living space, and a finished basement. But the true value lies in its expansive 50' x 125' lotâ€"a developer's dream in one of Calgary's most coveted inner-city neighbourhood.

Zoned M-C1, this oversized parcel presents a blank canvas for visionary buyers: imagine crafting a stunning modern infill, a luxury duplex, or even a multi-unit project (subject to city approval), capitalizing on Altadore's skyrocketing demand for \$1M+ properties. M-C1 Zoning allows for "maximum density for parcels designated M-C1 District is 148 units per hectare" with municipal approval. The lot's generous dimensions and flat terrain minimize site prep costs, while its prime locationâ€"just steps from Marda Loop's vibrant shops, cafes, and diningâ€"ensures unbeatable future resale value. Proximity to River Park, Sandy Beach, and top-tier schools like Altadore School further elevates its appeal for redevelopment targeting executive families or investors.

Currently, the home offers a functional layout with a large, south-facing backyard and a detached garageâ€"perfect for rental income or personal use while plans take shape. Savvy







buyers will see the dual opportunity: live comfortably now, redevelop later.

Altadore's transformation into a luxury hotspot is well underwayâ€"\$1.5M+ infills dot the streetscapeâ€"making this a strategic foothold in a market poised for growth. With Calgary's population booming and sophisticated buyers flocking to Alberta, this property is your chance to build equity or a legacy home in a neighborhood that defines prestige. Don't just buy a houseâ€"invest in Altadore's future. Explore this redevelopment opportunity today!

#### Built in 1907

#### **Essential Information**

MLS® # A2190435 Price \$1,150,000

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,287
Acres 0.14
Year Built 1907

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 2125 36 Avenue Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 2H1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Refrigerator, Stove(s), Dishwasher, Microwave Hood Fan, Washer,

Window Coverings

Heating Forced Air

Cooling Other

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Landscaped, Back Lane, City Lot, Rectangular Lot, See

Remarks

Roof See Remarks
Construction See Remarks

Foundation Poured Concrete

### **Additional Information**

Date Listed February 19th, 2025

Days on Market 200

Zoning M-C1

# **Listing Details**

Listing Office Stonemere Real Estate Solutions

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