



buyers will see the dual opportunity: live comfortably now, redevelop later. Altadore’s transformation into a luxury hotspot is well underway”\$1.5M+ infills dot the streetscape”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 house”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
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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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