

# \$839,000 - 1824 38 Avenue Sw, Calgary

MLS® #A2215748

**\$839,000**

3 Bedroom, 4.00 Bathroom, 1,648 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

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 Altadoreâ€”book a showing today!

Built in 2021

### Essential Information

MLS® #	A2215748
Price	\$839,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,648
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1824 38 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6X8

### Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Secured, Single Garage Detached, Enclosed, Insulated
# of Garages	1

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters, Separate Entrance, Wired for Sound
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Washer, Window Coverings, Gas Range

Heating	Forced Air, Natural Gas, Heat Pump
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Storage, Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting
Roof	Flat
Construction	Brick, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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