

# \$999,990 - 2106 36 Avenue Sw, Calgary

MLS® #A2204384

**\$999,990**

3 Bedroom, 4.00 Bathroom, 1,856 sqft  
Residential on 0.05 Acres

Garrison Woods, Calgary, Alberta

Welcome home to 2106 36 Ave! This single owner home is simply stunning, the perfect combination of classic and modern. When you enter the home, you are greeted by an open concept floor plan with wide plank hardwood flooring, sophisticated tray ceilings, and a ton of natural light. The front dining area offers plenty of space for a large dining table for entertaining and large south facing windows. The bright kitchen, perfectly placed at the back of the home, features ample cupboard space, a gas stove, large island, granite countertops, and a large window overlooking the treed backyard. The spacious living room sits nestled in the middle featuring a cozy gas fireplace. A powder room and access to the back yard finish off the main floor. The top floor features 12-foot ceilings and 10 foot doors, bringing the elegance of this home upstairs. Here you will find the large, vaulted, primary suite with a walk-in closet and a beautiful ensuite fully upgraded with counter to ceiling mirrors, heated tile flooring and a soaker tub fit for 2. There are 2 additional bedrooms, a full bathroom and laundry closet with a ton of additional storage making this the perfect family home. The finished basement offers a flex space, perfect for a tv room or additional bedroom, large storage closet and another full bathroom. The attached garage provides direct access to the residence, allowing you to avoid inclement weather as you enter your new home and can fit a full sized truck. The exterior



of this home has been professionally landscaped with a low maintenance garden and yard. The backyard has an outdoor fireplace, composite steps, a large concrete patio, lighting, and an added wood deck. Many trees, shrubs and a garden have been meticulously cared for and will offer a beautiful oasis for you in the summer months. There is also a good-sized shed for any tools you may need and the yard is fully fenced. Located steps from the trendy streets of Marda Loop this is an opportunity you do not want to miss! Call your favourite realtor today!

Built in 2014

### **Essential Information**

MLS® #	A2204384
Price	\$999,990
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,856
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2106 36 Avenue Sw
Subdivision	Garrison Woods
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2G9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Garden, Landscaped, Low Maintenance Landscape, Many Trees, Yard Lights
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	11
Zoning	M-C1

### **Listing Details**

Listing Office	Royal LePage Benchmark
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