\$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 Altadore—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' lot—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 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
Туре	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 # of Garages	Double Garage Detached 2
	Interior	
	Interior Features	See Remarks
	Appliances	Dishwasher, Refrigerator, Washer, Window Coverings, Microwave Hood Fan, Stove(s)
	Heating	Forced Air
	Cooling	Other
	Has Basement	Yes
	Basement	Finished, Full
	Exterior	
	Exterior Features	Other
	Lot Description	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot, See Remarks
	Roof	See Remarks
	Construction	See Remarks
	Foundation	Poured Concrete
Additional Information		
	Date Listed	February 19th 2025

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Days on Market	164
Zoning	M-C1

Listing Details

Listing Office Stonemere Real Estate Solutions

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