

\$874,900 - 1826 38 Avenue Sw, Calgary

MLS® #A2248950

\$874,900

3 Bedroom, 4.00 Bathroom, 1,618 sqft
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to this three-storey executive end-unit townhome, originally by Willix Developments and ideally located in the heart of Altadore, offering over 2,250 square feet of thoughtfully designed living space. Framed by expansive windows, the home is filled with natural light that highlights wide-plank hardwood floors flowing throughout the open-concept main level, perfect for both everyday living and stylish entertaining. A sleek gas fireplace anchors the living room, while the chef's kitchen stands out with premium stainless steel appliances (including a gas range), quartz countertops, a walk-in pantry, and bold matte-black accents. Upstairs, the second level features a convenient laundry room and two generous bedroom retreats, each complete with walk-in closets and spa-inspired ensuite baths. The top-floor loft offers a versatile space with its own private balcony - an inspiring home office, studio, or lounge where you can unwind with views of the sunrise or evening sky. The fully finished basement expands your options with high ceilings, a large recreation room, an additional bedroom, and a full bath. Outside, enjoy a private deck space and secure detached garage, all while being just steps from Altadore's cafés, markets, fitness studios, and dining hotspots. Living here means being part of one of Calgary's most coveted inner-city communities-where parks, schools, and the buzz of Marda Loop are within walking distance, and downtown is only



minutes away. Don't miss your chance to call this exceptional home your own and schedule a private showing today. **OPEN HOUSE: Saturday, August 23rd from 2:00 - 4:00pm**

Built in 2019

Essential Information

MLS® #	A2248950
Price	\$874,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,618
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	1826 38 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6X8

Amenities

Amenities	Other, Secured Parking, Storage
Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet
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	Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Flat
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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