



with a large, south-facing backyard and a detached garage”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
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
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Washer, Microwave Hood Fan, Stove(s), Window Coverings
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, See Remarks, Back Lane, Back Yard, City Lot, Landscaped
Roof	See Remarks
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	February 19th, 2025
Days on Market	267
Zoning	M-C1

Listing Details

Listing Office	Stonemere Real Estate Solutions
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