

# \$349,900 - 4, 1606 34 Avenue Sw, Calgary

MLS® #A2090245

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.00 Acres

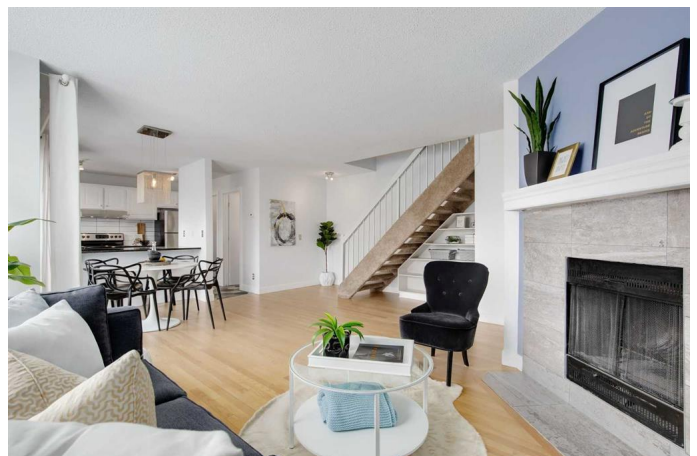
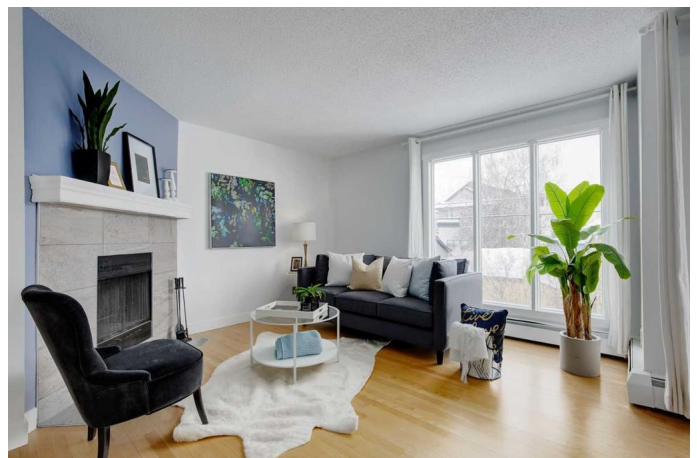
South Calgary, Calgary, Alberta

Welcome to this tastefully updated two-storey condo in the vibrant community of Marda Loop! This small boutique-style building offers a quaint and sophisticated vibe, steps away from all the amenities the area has to offer. Step into the spacious, 2-bedroom unit flooded with natural light from the large windows throughout. The main floor features a cozy wood-burning fireplace, refinished hardwood floors, a good-sized dining area, a kitchen with newer appliances, subway tile backsplash, and granite countertops. The powder room and laundry room complete the main level. A floating staircase leads to the upper level to the large primary bedroom with custom built-in his and her closets, a four piece bath jack and jill ensuite, and 2nd bedroom. Other recent upgrades include new toilets, bathtubs, kitchen flooring, 5-inch baseboards, and newer windows. Marda Loop is currently undergoing an area revitalization by the City of Calgary through its Main Streets program. This community is truly one of the best places to live in the City!

Built in 1981

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2090245  |
| Price      | \$349,900 |
| Sold Price | \$346,000 |
| Bedrooms   | 2         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,076       |
| Acres          | 0.00        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 4, 1606 34 Avenue Sw |
| Subdivision | South Calgary        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 2B4              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Storage         |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Granite Counters, Low Flow Plumbing Fixtures, See Remarks         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Living Room, Mantle, Tile, Wood Burning                                               |
| # of Stories      | 3                                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Roof              | Asphalt Shingle |

Construction                Stucco, Wood Frame, Wood Siding

**Additional Information**

Date Listed                October 27th, 2023  
Date Sold                November 28th, 2023  
Days on Market        32  
Zoning                M-C1  
HOA Fees                0.00

**Listing Details**

Listing Office                RE/MAX REAL ESTATE (CENTRAL)

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