

\$425,000 - 3, 2001 34 Avenue Sw, Calgary

MLS® #A2109121

\$425,000

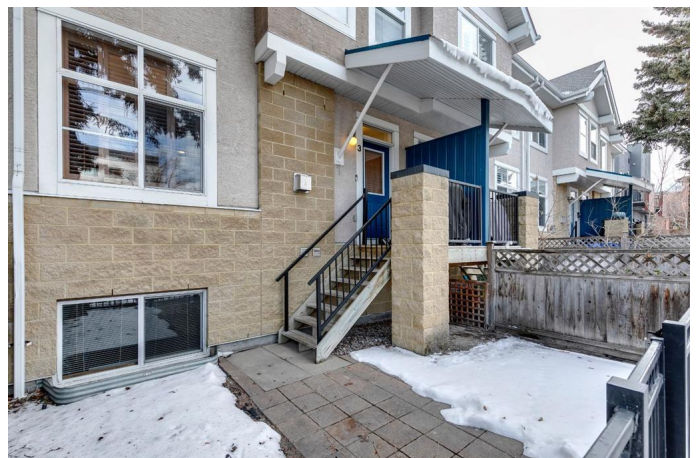
2 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Looking for a little STYLE, a private GARAGE and an incredibly WALKABLE location? This is the one! Located in the heart of desirable Marda Loop, this gorgeous townhome has a multitude of shops, cafes, restaurants and groceries in walking distance, not to mention River Park and Sandy Beach! This home has a private fenced YARD, amazing for dog owners! Inside you will find an open floor plan with updated finishings. Enjoy a cozy gas fireplace, spacious living room, hardwood flooring, bright two-toned kitchen with stainless steel appliances (including double oven and french-door fridge), quartz countertops and great lighting. Upstairs is the primary retreat with a fully renovated full bathroom, huge walk-in closet, California shutters, plenty of room for any size bedroom furniture and a bonus den/office space! This cute nook with sliding doors could be converted to a reading room, plant room, music room or give your dog its own bedroom :) The lower level is fully finished with a large flexible space that could easily be used as a guest bedroom AND living/rec room. Full bath on this level could also make this a great setup for a roommate to have their own space. Access to your own single garage is from this level and it features some great shelving for extra storage. Come and enjoy the inner city life in an affordable move-in ready home in this vibrant location!

Built in 2003



Essential Information

MLS® #	A2109121
Price	\$425,000
Sold Price	\$487,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3, 2001 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C4

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Front Yard, Landscaped
Roof Asphalt
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 21st, 2024
Date Sold February 28th, 2024
Days on Market 7
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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