

\$380,000 - 211, 1811 34 Avenue Sw, Calgary

MLS® #A2110776

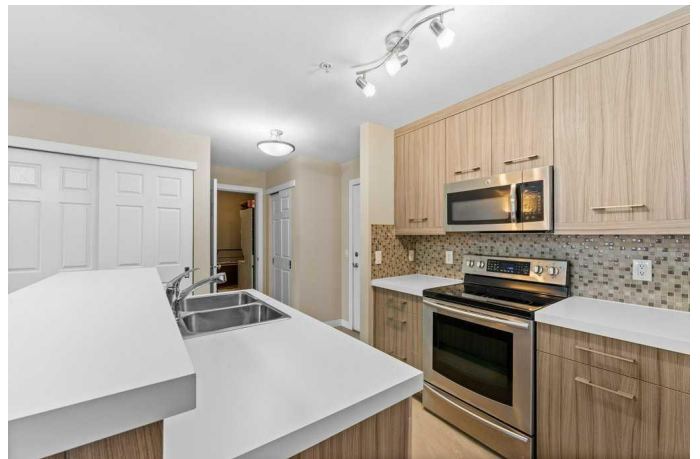
\$380,000

2 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Hi Chance that the property is coming back to the market... 2nd Floor Safe & Private! Vacant possession on May 1st, 2024 ***All UTILITIES ARE INCLUDED with your condo fee... Walk to trendy and vibrant life of Marda Loop. 2 Bedroom Condo with Bright and Spacious Layout! Welcome to this immaculate, like-new condo boasting a perfect blend of modern design and warmth. With 2 bedrooms, 2 full bathrooms, and approximately 880 square feet of living space, this exceptional residence offers the ultimate in comfort and style. As you step inside, you'll be greeted by the airy and bright atmosphere that fills every corner of this delightful home. The contemporary light fixtures and laminate floors create a welcoming ambiance, providing both comfort and a touch of elegance. The crisp white walls reflect natural light, further enhancing the overall brightness and openness of the space. The kitchen is a true masterpiece, featuring stainless steel appliances that perfectly complement the sleek and modern design. With ample cabinetry, storage, counter space and a large-corner pantry, it's a dream come true for any aspiring chef or cooking enthusiast. Whether you're preparing a quick meal or hosting a dinner party, this kitchen is equipped to meet all your culinary needs. The Master Bedroom with en-suite is thoughtfully designed and offer a serene retreat at the end of a long day. The well-designed floor plan offers two bedrooms located on opposite ends of the unit, providing a sense of space and



privacy. The open-concept layout seamlessly flows, making it perfect for hosting and entertaining guests, plus the convenience of in-suite storage and laundry room, open living and dining area. Finally, unwind and relax on your large north-facing large balcony, where you can enjoy outdoor living and find a gas hook-up for your barbecue, making it a perfect spot for those warm summer days. This property truly offers the whole package, with its exceptional location and well-appointed features. with a titled, heated underground parking stall and plenty of Visitor's parking for your convenience and peace of mind., and even a Courtyard. One of the most sought-after communities in Calgary, Marda Loop in Altadore has it all, a trendy community that offers convenient access to a variety of amenities, including great restaurants, coffee shops, nightlife, but also parks, shopping centres, public transportation and more. Quick & easy access to/from Fourteen street and Crowchild. The city is upgrading the surrounding streets. Whether you're looking for a place to relax or a vibrant community to explore, this condo has it all. Don't miss this incredible opportunity to own a contemporary and inviting condo that combines style, functionality, and comfort. Experience the beauty and luxury this remarkable residence has to offer. Book your viewing today. Condo fee \$585/monthly and includes everything... In 2022 tenants paid \$1,900; in 2023-2024 rented for \$2,400.00 Great property to add to your portfolio

Built in 2001

Essential Information

MLS® #	A2110776
Price	\$380,000
Sold Price	\$380,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	211, 1811 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B9

Amenities

Amenities	Elevator(s), Park, Parking, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Electric, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Uncovered Courtyard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 11th, 2024
Days on Market	10
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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