

\$499,900 - 1728 34 Avenue Sw, Calgary

MLS® #A2110783

\$499,900

1 Bedroom, 1.00 Bathroom, 643 sqft

Residential on 0.05 Acres

South Calgary, Calgary, Alberta

Presenting 1728 34 ave SW, nestled within the coveted area of Marda Loop, one of Calgary's most vibrant inner city communities. This charming heritage home has been thoughtfully upgraded throughout, all while preserving the original charm. Upon entering, you'll be greeted by the sun-drenched sunroom, creating the perfect oversized mudroom and entry into the home. As you step inside, you will be impressed with the open beam vaulted ceilings which creates a spacious and inviting living space that's truly one of a kind! The functional layout is ideal for those who love to entertain with its open concept and spacious kitchen, including a designated dining area. The kitchen has been upgraded including butcher block countertops, stainless steel appliances, and a convenient built-in pantry for all your storage needs. But wait until you see this bathroom! Featuring a large bathtub, plenty of storage space, modern black plumbing fixtures, and a beautiful feature wall. Other notable upgrades include vinyl plank flooring and windows. Don't forget to head upstairs to the bright lofted area, which is a great for an at-home office, second bedroom, or hangout space. Head downstairs to find the gorgeous primary suite! This suite is generously sized with plenty of space for a king size bed, and features two closets including a walk-in closet. Head out to the low maintenance backyard that's drenched with sunlight throughout the day, creating the perfect environment for those



summer BBQs. Plus, this home comes with a single detached garage! Known for it's incredible amenities and walkability, this location can't be beat! Take advantage of River Park's off-leash dog park just a quick stroll away, indulge in a glass of wine at Avitus wine bar down the street, or treat yourself to a spin class at YYC just two blocks away! Don't miss out on this one of a kind property!

NOTE: Due to RMS guidelines, the loft square footage is not included. TOTAL INTERIOR ABOVE GRADE SQUARE FOOTAGE IS 894 SF

Built in 1910

Essential Information

MLS® #	A2110783
Price	\$499,900
Sold Price	\$530,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	643
Acres	0.05
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1728 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B6

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Beamed Ceilings, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Boiler, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 4th, 2024
Days on Market	4
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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