

\$399,900 - 222, 1811 34 Avenue Sw, Calgary

MLS® #A2110922

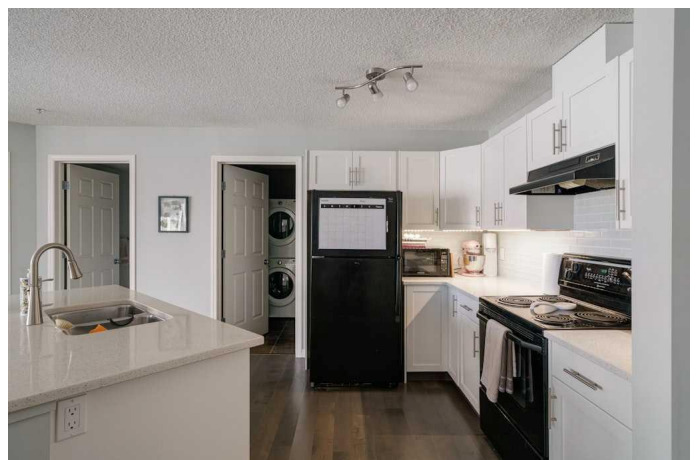
\$399,900

2 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Elevate your lifestyle and enjoy urban living at its finest in this stunning, oversized 2-bedroom corner unit, nestled in the vibrant heart of Marda Loop. With a coveted south-facing corner position, this condo bathes in natural light throughout the day, creating an inviting and uplifting atmosphere. Spanning 1,125 square feet, this unit is one of the largest layouts in the building. The modern, open-concept kitchen meets you just inside the unit door, boasting stylish black appliances, pristine white cabinetry, white subway tile accents and a large quartz centre island, perfect for both culinary adventures and casual gatherings. A contemporary color palette complements the contemporary design, while practical features like in-floor heating and a gas fireplace add warmth and comfort to the living space. In the colder months, cozy up by the gas fireplace and as the weather warms, transition effortlessly to the expansive balcony, ideal for soaking up the sun or entertaining guests al fresco. Retreat to the primary bedroom oasis, complete with south and east-facing windows that flood the space with natural light. A walk-through closet with built-in organizers leads to a modern ensuite featuring a luxurious soaker tub and separate shower. A generously sized second bedroom and a well-appointed full bathroom, ensures comfort and convenience for a roommate or guest. Condo fees cover essentials such as water, heat, and electricity, ensuring effortless convenience. Enjoy the plethora of amenities



that Marda Loop has to offer, with over 150 trendy shops, boutiques, restaurants and grocery, and an impressive walk score of 93, nearly everything you need can be easily accessed on foot or by bike. Plus, it's just a 12 minute drive to downtown or 5 minutes to Mount Royal University.

Built in 2002

Essential Information

MLS® #	A2110922
Price	\$399,900
Sold Price	\$417,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,125
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	222, 1811 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B9

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	March 2nd, 2024
Date Sold	March 11th, 2024
Days on Market	9
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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