

\$559,900 - 10, 1729 34 Avenue Sw, Calgary

MLS® #A2117503

\$559,900

3 Bedroom, 3.00 Bathroom, 1,913 sqft
Residential on 0.00 Acres

Altadore, Calgary, Alberta

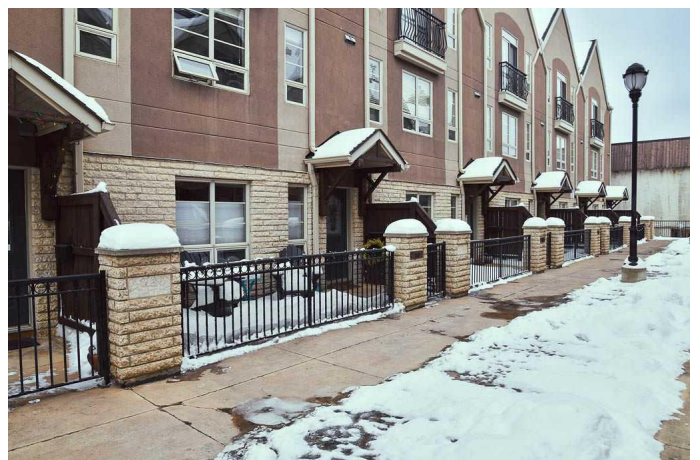
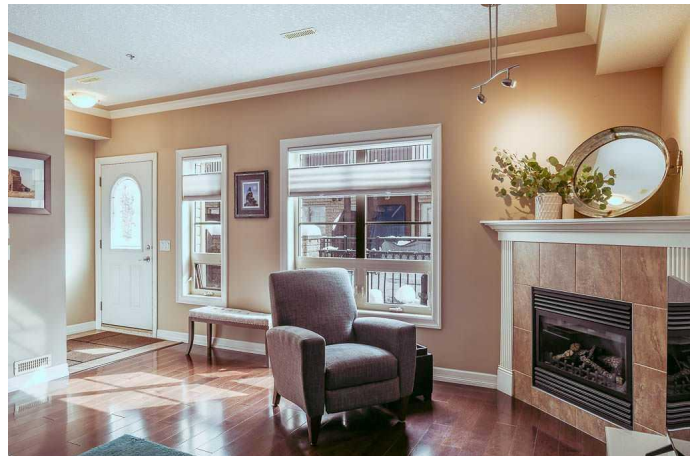
Don't miss out on this opportunity! This spacious 3-bedroom, 2.5-bathroom townhome offers the feel of a house with 1913 square feet spread across three levels, PLUS a finished partial basement. Enjoy the convenience of PRIVATE underground (oversized) single attached garage that leads to a private back entrance, providing extra storage space. This is rare!

Situated along 34th Avenue, the location couldn't be better. This pet-friendly building is exceptionally well-managed, offering peace of mind to residents. The unit faces the central south courtyard, bathing in sunlight throughout the day. Relax and entertain on your private front patio, perfect for BBQs!

The main level features elegant hardwood floors, an open-concept living/dining area and a cozy corner gas fireplace. The spacious kitchen boasts granite countertops, a gas stove, and plenty of cabinets for storage.

On the second level, you'll find two large bedrooms with generous closets and south-facing windows, along with easy access to the 4-piece bathroom and laundry. The third level hosts the primary bedroom, offering a private retreat with VAULTED ceilings, a Juliette balcony and floor-to-ceiling windows. Escape to tranquility in your own suite, complete with a luxurious 5-piece ensuite bathroom and a walk-in closet.

Condo fees cover ALL utilities except electricity, adding to the convenience of living in this exceptional property. Don't hesitate to



make this your new home sweet home!

Built in 2005

Essential Information

MLS® #	A2117503
Price	\$559,900
Sold Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,913
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	10, 1729 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B7

Amenities

Amenities	Secured Parking
Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Oversized, Parkade, Secured, Single Garage Attached, Tandem

Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	3
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 10th, 2024
Days on Market	14
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.