

\$324,900 - 3, 1606 34 Avenue Sw, Calgary

MLS® #A2139144

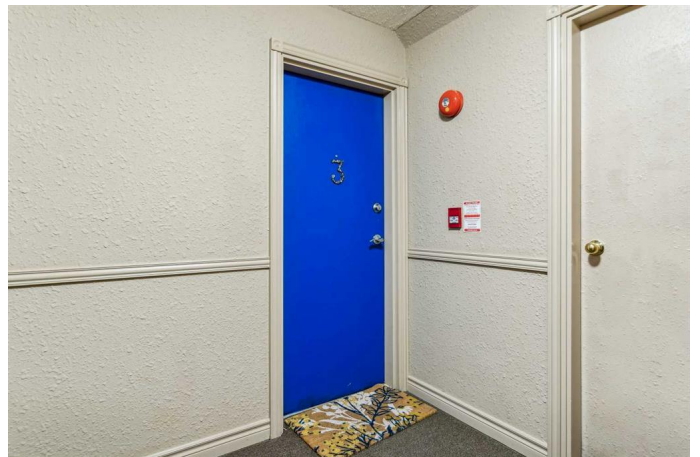
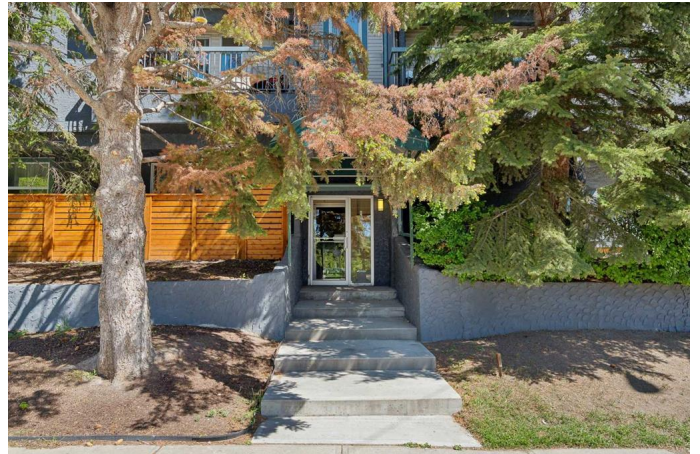
\$324,900

2 Bedroom, 1.00 Bathroom, 893 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Discover urban living at its finest in this delightful 2 bedroom, 1 bathroom condo located in the highly sought-after community of South Calgary. This condo perfectly balances the charm of a cozy home with the excitement and convenience of inner-city living. Step inside to find a welcoming living space that features a cozy gas fireplace with beautiful honeycomb tile surround, perfect for relaxing evenings at home. The living area opens onto a large south-facing covered balcony, allowing you to enjoy your outdoor space. The balcony offers a perfect spot for morning coffees or evening cocktails. The generous kitchen is a highlight, featuring a built-in wine rack ideal for wine enthusiasts, granite countertops, ample counterspace and cabinetry, and an additional built-in cabinet with a microwave, adding both convenience and style. The kitchen is completed with large walk-in pantry. The 2 bedrooms are perfectly positioned on each side of the unit, both generously sized and featuring large closets. Host dinner parties in your oversized dining space which comfortably seats 6-8 people and showcases designer lighting. The unit is completed by insuite laundry, partially covered stall parking and separate storage locker. This self-managed building has an active and engaged board that meets every 2 months, making this a well run, well maintained, building. Located in the heart of South Calgary, you are just steps away from the bustling Marda Loop district. Enjoy easy access to a wide array of restaurants, boutique



shops, and scenic bike paths, making everyday errands and leisure activities a breeze. South Calgary is known for its vibrant community spirit, excellent schools, and proximity to downtown Calgary, making it a perfect location. Don't miss out on the opportunity to make this desirable condo your new home!

Built in 1981

Essential Information

MLS® #	A2139144
Price	\$324,900
Sold Price	\$329,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	893
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	3, 1606 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B4

Amenities

Amenities	Storage
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stucco, Vinyl Siding, Wood Frame

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 20th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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