

\$330,000 - 321, 1811 34 Avenue Sw, Calgary

MLS® #A2151880

\$330,000

1 Bedroom, 2.00 Bathroom, 843 sqft

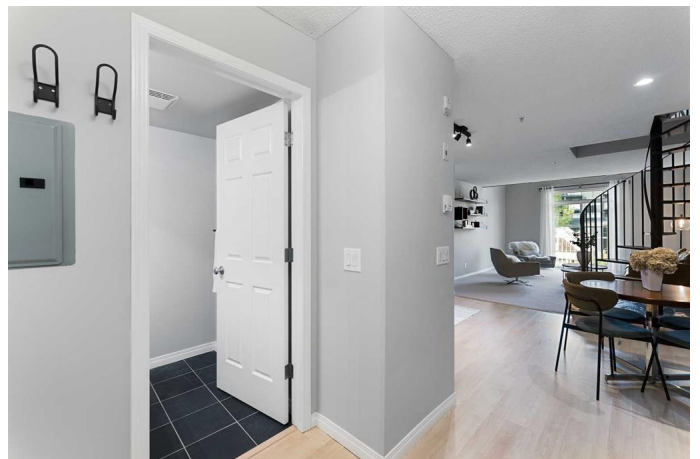
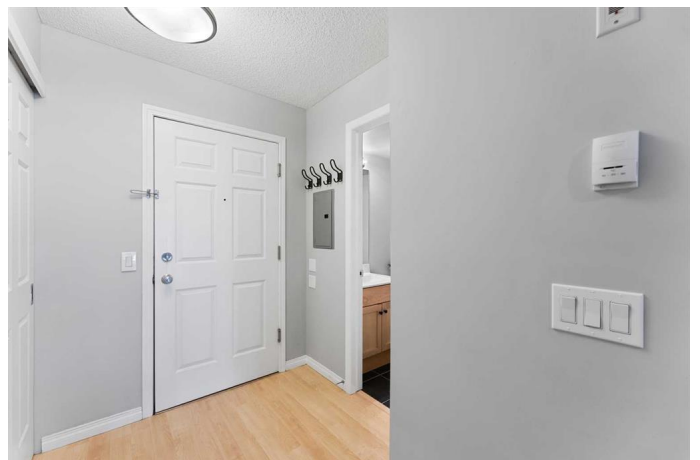
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to this charming pet friendly, top floor, one-bedroom loft in trendy Marda Loop, just steps from local shops and restaurants! The spacious freshly painted, open-concept design includes a full 4-piece ensuite bathroom upstairs and a half bath on the main floor. The unit has soaring vaulted ceilings, with a spiral staircase feature leading to the lofted bedroom, offering extra space for a library or office area overlooking the main living room. Enjoy the convenience of in-suite laundry room and storage, with another entry door on the second level for easy access on moving day. The open concept main floor offers an L-shaped kitchen, with room to add an island, a dining nook and a spacious living room with brand new carpet.

Plus, this property boasts one of the largest underground titled parking spaces (large enough to fit a truck and a motorcycle!) and fully enclosed storage unit right next to it! Relax and entertain on your top floor balcony with a gas hookup for BBQs. The low condo fees cover ALL utilities: heat, electricity, and water/sewer and the building is well managed with excellent reserves.

The appeal and lifestyle of Marda Loop is only improving with the revitalization to the Main Streets on 33rd Ave & 34th Ave. Within walking distance to the shops and restaurants Marda Loop offer, and also close to natural beauty along the river. A short drive (or scooter ride!) to downtown and the nightlife on



17 Ave. Conveniently located near schools, parks, playgrounds, transit, and more. Don't miss out on this move-in ready unit!

Built in 2001

Essential Information

MLS® #	A2151880
Price	\$330,000
Sold Price	\$330,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	843
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	321, 1811 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B9

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	In Floor
Cooling	None
# of Stories	3

Exterior

Exterior Features	Courtyard, Garden
Construction	Brick, Stucco, Vinyl Siding

Additional Information

Date Listed	July 24th, 2024
Date Sold	August 6th, 2024
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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