

\$499,000 - 2, 1540 34 Avenue Sw, Calgary

MLS® #A2152298

\$499,000

2 Bedroom, 3.00 Bathroom, 645 sqft

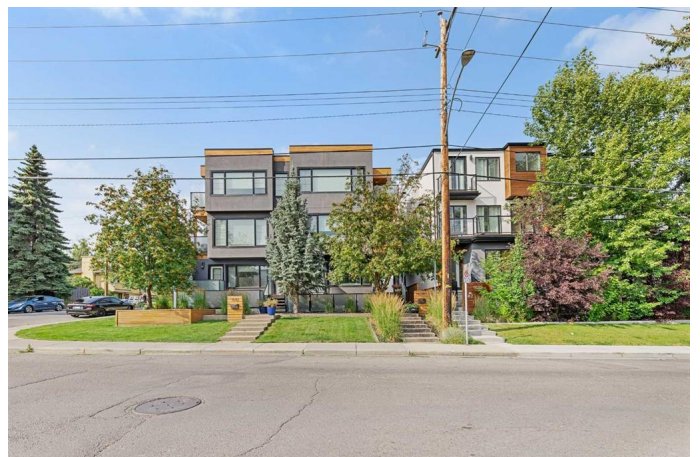
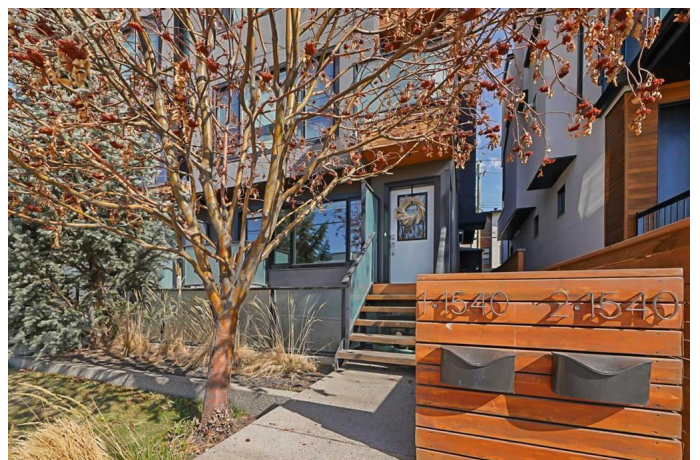
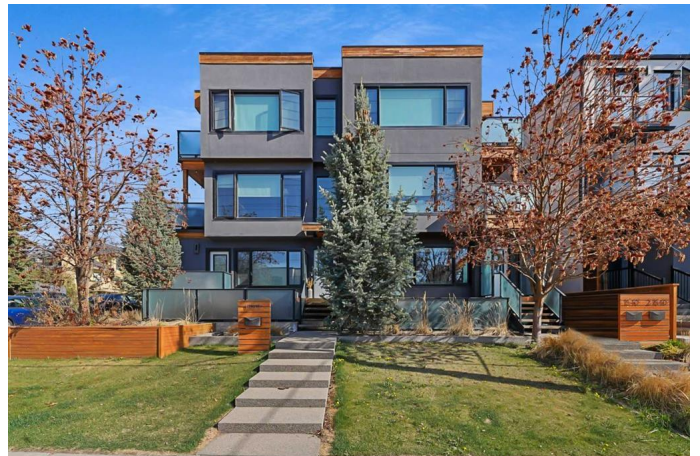
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to South Calgary, one of Calgary's most highly desirable neighbourhoods! Embrace the charm of this elegant 1289 sq/ft, newly painted with lacquer paint townhouse, perfectly suited for both savvy investors seeking an Air BnB gem and individuals in search of their dream home. This unique layout features a harmonious open-concept living area, kitchen, and dining room, basking in an abundance of natural light streaming through a south-facing window on the below-grade level. The kitchen showcases exquisite granite countertops, top-of-the-line stainless steel appliances, and ample storage space within its well-appointed cupboards.

The upper floor, which is the level where you enter the unit is where luxury awaits in the form of two opulent bedrooms, each boasting its own ensuite for an elevated living experience. This unit's primary heat source is geothermal so you'll be keeping your carbon footprint and your energy bills low.

The single-stall garage (second from right when entering through the man-door), although not completely secluded, provides you with the convenience of private parking space without the encumbrance of shared access. The location is simply unbeatable, situated a mere three blocks south of the magnificent River Park, which not only offers an off-leash area but also treats you to awe-inspiring downtown city views and the



brehtaking vistas of the Elbow River Valley. Additionally, the trendy shops, cozy cafes, and delectable restaurants of Marda Loop are a mere four blocks away, promising to fulfill your every desire for an urban lifestyle.

Downtown Calgary is a short ten-minute drive away. Seize this extraordinary opportunity without delay - reach out to your trusted Realtor today to secure your private viewing appointment. Don't let this captivating abode slip through your fingers!

The living, kitchen and dining area are below grade. The total developed living area is 1289 square feet. Condo fees are paid quarterly.

Built in 2008

Essential Information

MLS® #	A2152298
Price	\$499,000
Sold Price	\$490,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	645
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	2, 1540 34 Avenue Sw
Subdivision	South Calgary
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 2A9

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Bar, Bookcases, Double Vanity, Granite Counters, Wired for Sound
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Geothermal
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	September 10th, 2024
Days on Market	27
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.