

# \$295,000 - 203, 1811 34 Avenue Sw, Calgary

MLS® #A2157442

**\$295,000**

1 Bedroom, 1.00 Bathroom, 544 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to this stylish and cozy 1-bedroom, 1-bathroom condo with a West facing balcony located in the neighbourhood of Altadore/Marda Loop. Situated on the second floor, unit #203 offers a perfect blend of comfort and convenience, ideal for first-time homebuyers, professionals, or investors looking to add to their portfolio.

Step inside to discover a bright, open-concept living space with modern finishes and plenty of natural light. The striking white kitchen boasts sleek countertops, stainless steel appliances, and ample cabinet space, making it a pleasure to cook and entertain. The living area extends to a private 11 x 8 west facing balcony, overlooking recent upgrades to the community.

The spacious bedroom features a large walk-in closet with a well appointed ensuite bathroom. This condo includes in-suite laundry with ample storage space as well as secure underground parking. The building is pet-friendly and well-maintained, with low condo fees that cover essential services. This unit is in the heart of Marda Loop steps away from all the best shops and restaurants, the community is seeing many new additions which will only further the enjoyment of living here. With easy access to public transportation, parks, and downtown Calgary, this location is unbeatable.

Don't miss the opportunity to make this lovely condo your new home. Schedule a viewing today and experience the charm and



convenience of living in Marda Loop!

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2157442      |
| Price          | \$295,000     |
| Sold Price     | \$286,125     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 544           |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 203, 1811 34 Avenue Sw |
| Subdivision | Altadore               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 2B9                |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage |
| Parking Spaces | 1                                     |
| Parking        | Underground                           |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Open Floorplan                                         |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                     |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 3                |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Courtyard                      |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2024 |
| Date Sold      | August 30th, 2024 |
| Days on Market | 16                |
| Zoning         | M-C1              |
| HOA Fees       | 0.00              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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