

\$440,000 - 4, 2031 34 Avenue Sw, Calgary

MLS® #A2164962

\$440,000

1 Bedroom, 3.00 Bathroom, 1,142 sqft

Residential on 0.00 Acres

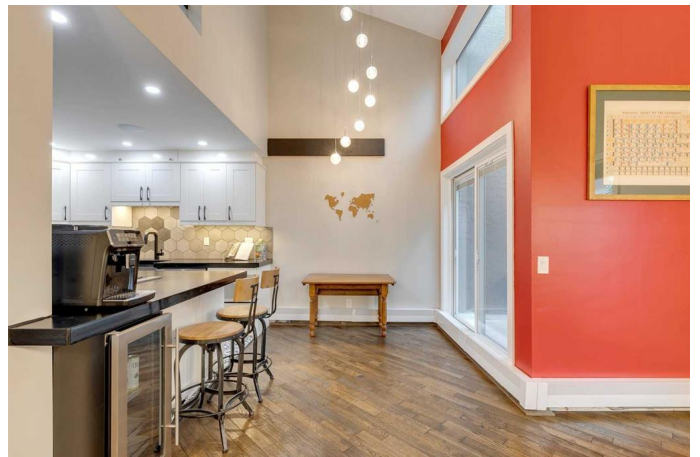
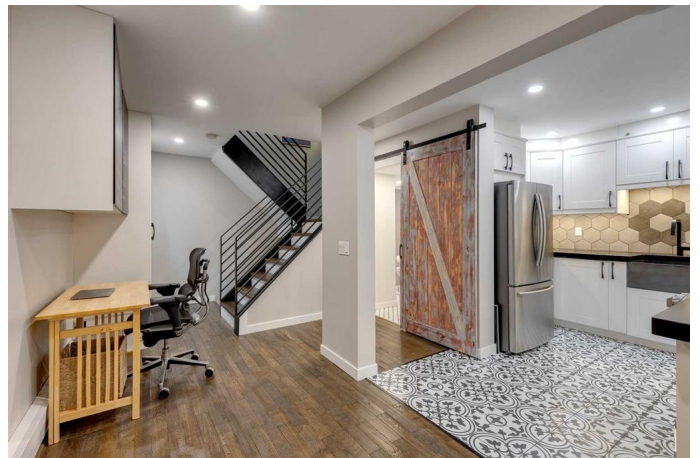
Altadore, Calgary, Alberta

Presenting a Loft in the Loop! Not just a home, itâ€™s a lifestyle! This FULLY RENOVATED townhome captures the trendy vibe of Marda Loop. Every detail has been thoughtfully updated, blending modern amenities with a trendy aesthetic for a perfect balance of comfort and style. With over 1700 ft² of developed space in this 18+ home! Notice the detail that has gone into this renovation, like the contemporary covers on the baseboard heaters, sleek iron stair railing, and thoughtful storage solutions through out. This home is full of extras like the HEAT PUMP delivering both air-conditioning and heat, BAR FRIDGE and the WHOLE-HOUSE AUDIO SYSTEM controlled easily by your phone to name a few.

The main floor features an open concept kitchen complete with brand new cabinetry, INDUCITION STOVE with HIDDEN RANGE FAN, BAR FRIDGE and sleek stainless-steel appliances. Youâ€™ll find a half bath and LAUNDRY on the main floor. Relax in the living room under SOARING CEILINGS and enjoy the ability to entertain guests at a large dining table if you wish.

The loft-style primary bedroom boasts a full 3 PIECE ENSUITE with a LUXURIOUS STEAM SHOWER and custom closet.

Need that SECOND BEDROOM? A window can easily be added to the already fully finished basement to create your second bedroom. The laundry was taken from the basement to the main level, leaving space to



put in a full bath. Just a few tweaks and youâ€™ll have a 2 BEDROOM, 2.5 BATH HOME.

Grab a coffee from Le Comptoir across the street then come turn on some music and experience this home for yourself.

Built in 1979

Essential Information

MLS® #	A2164962
Price	\$440,000
Sold Price	\$430,000
Bedrooms	1
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,142
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4, 2031 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2C4

Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Induction Cooktop, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Baseboard, Natural Gas
Cooling	Other
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Lawn
Roof	Flat
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 2nd, 2024
Days on Market	19
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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