\$579,900 - 3, 1820 34 Avenue Sw, Calgary

MLS® #A2165937

\$579,900

2 Bedroom, 3.00 Bathroom, 1,348 sqft Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this exceptional two-storey townhome, ideally located in the heart of Calgary's vibrant Marda Loop. This beautifully designed residence features a bright and inviting open-concept layout, with soaring ceilings, large windows, and balconies on both levels, flooding the home with natural light. The gourmet kitchen is equipped with an oversized island, breakfast bar, induction stove, loads of counter, cupboard and drawer space. It flows seamlessly into the dining and living areas, anchored by a cozy gas fireplace, creating a perfect space for entertaining or unwinding after a long day.

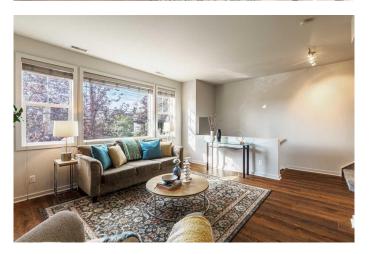
Upstairs, you'II find two large primary bedrooms, each with its own 4-pc ensuite, a flexible family room - illuminated by a skylight - which can double as a bright office/den providing a perfect work-from-home space. Part of an exclusive four-unit, self-managed complex with great neighbours, this home also offers a shared, insulated, secure garage and low condo fees.

Nestled in the dynamic, walkable Marda Loop neighborhood, this home is steps away from boutique shops, trendy cafes, lively pubs, great restaurants, and serene parks.

Combining modern elegance with the convenience of urban living, this townhome is truly a rare find in one of Calgary's most dynamic communities.







Essential Information

MLS® # A2165937

Price \$579,900

Sold Price \$579,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,348 Acres 0.00 Year Built 2004

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Sold

Community Information

Address 3, 1820 34 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 2B8

Amenities

Amenities Snow Removal

Parking Spaces 1

Parking Alley Access, Garage Door Opener, Garage Faces Rear, Insulated,

Quad or More Detached

Interior

Interior Features Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open

Floorplan, Skylight(s)

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer,

Window Coverings, Wall/Window Air Conditioner

Heating Forced Air

Cooling Wall/Window Unit(s)

Fireplace Yes

of Fireplaces

Fireplaces Gas

Basement None

Exterior

Exterior Features Other

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 14th, 2024

Date Sold September 24th, 2024

Days on Market 10

Zoning M-C1

HOA Fees 0.00

Listing Details

Listing Office Property Solutions Real Estate Group Inc.

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