

\$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'll 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.



Built in 2004

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	1
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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