

# \$439,900 - 4, 2027 34 Avenue Sw, Calgary

MLS® #A2167517

**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,012 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY SEPT. 28 2-4 PM\*\*** Welcome to #4, 2027 34 Avenue SW, a stunning townhome nestled in the heart of vibrant Marda Loop. This expansive residence offers nearly 1,400 sq. ft. of versatile living space across three thoughtfully designed levels, featuring 2 bedrooms, 2 full bathrooms, and a private outdoor oasis to enjoy year-round. As you enter, you'll be greeted by a spacious foyer that flows into an open-concept main floor. The well-appointed kitchen boasts white cabinets and stainless steel appliances, seamlessly connecting to a formal dining area perfect for hosting gatherings. The generous living room, highlighted by a charming wood-burning fireplace, provides a cozy retreat. This level also includes a comfortable bedroom and a modern 4-piece bathroom. Venture upstairs to discover the loft-style primary suite, designed for ultimate privacy and convenience, complete with an attached 4-piece ensuite and a spacious walk-in closet. Don't forget to step out onto the south-facing balcony—a perfect spot to enjoy breathtaking sunsets from your master retreat. The fully finished lower level offers endless possibilities, ideal for a den, recreation room, or home gym. Additional highlights include ample in-unit storage, an assigned parking stall, and a pet-friendly complex (with board approval), proving this home has it all. **\*\*Marda Loop\*\*** is a walkable urban center featuring over 190 shops, restaurants, and services. Enjoy nearby



favorites such as F45 for fitness, Wow Bakery for delicious treats, Blush Lane Organic for fresh groceries, Original Joe's and Deville's for dining, and Belmont Diner for a classic breakfast, among many others. For dog lovers, Sandy Beach and River Park are just minutes away, providing ample space for walks and outdoor activities. With excellent public transit options and easy access to downtown Calgary, this townhome is a must-see for homeowners and investors alike. Don't miss your chance to make it yours!

Built in 1980

**Essential Information**

MLS® #	A2167517
Price	\$439,900
Sold Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

**Community Information**

Address	4, 2027 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C4

**Amenities**

Amenities	Laundry, Community Gardens
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Parking Spaces	1
Parking	Assigned, Stall, Asphalt, Paved, Rear Drive

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Garburator
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Private, See Remarks, Garden
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 21st, 2024
Date Sold	October 9th, 2024
Days on Market	18
Zoning	M-C1
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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