

\$489,900 - 4, 2001 34 Avenue Sw, Calgary

MLS® #A2178916

\$489,900

3 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SUNDAY NOV 17 FROM 1PM - 2PM. Welcome to this beautifully upgraded, three-bedroom, two-bathroom townhome in the heart of vibrant Marda Loop! This unique 2-storey, walk-up unit offers 1,218 square feet of comfortable living space, including a fully developed basement, and is loaded with thoughtful updates and features throughout. Since taking possession, the owners have made extensive upgrades, including a sleek quartz kitchen countertop, a stylish new sink and faucet, fresh tile backsplash in the kitchen and around the cozy gas fireplace, and modern handles on the kitchen cabinets. Enjoy the beauty and durability of luxury vinyl plank flooring in the entryway, kitchen, basement, and upper floor, along with plush new carpeting on both staircases. The bathrooms boast updated faucets, and the master ensuite has a new toilet for added convenience.

This home is also equipped with a new high-efficiency furnace, hot water heater, and rare central AC system—all controlled by a smart thermostat for year-round comfort. Additional upgrades include new light fixtures on every level, a new garage door cable system, a brand-new washer and dryer, elegant shutters on the windows, and a built-in closet in the master bedroom for enhanced storage.

The efficient kitchen features classic wood cabinets, stainless steel appliances, and a



breakfast bar, seamlessly flowing into the adjacent living room with a gas fireplace. Upstairs, the master bedroom includes a walk-in closet, while the second bedroom is perfect for a home office or a cozy kid’s room. There is a 4pc cheater ensuite bathroom for added convenience. The lower level offers a bright third bedroom (or family room), a bathroom, laundry, and additional storage. A single under-drive garage provides added security and storage space, and you can unwind on the charming front patio during warm evenings.

Located steps from Marda Loop’s trendy boutiques, restaurants, and amenities, this townhome lets you fully immerse yourself in one of Calgary’s most dynamic neighborhoods. With nearby cafes, markets, MRU, 17th Avenue, the downtown core, and the Glenmore Reservoir’s parks and trails, this home offers a perfect balance of convenience and lifestyle. Don’t miss your chance to own a truly exceptional property in this desirable community!

Built in 2003

Essential Information

MLS® #	A2178916
Price	\$489,900
Sold Price	\$526,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey

Status	Sold
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Community Information

Address	4, 2001 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C4

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	No Smoking Home, Quartz Counters, Breakfast Bar, Storage
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Level
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	November 20th, 2024
Days on Market	5
Zoning	M-C1

HOA Fees 0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

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