



THE
A-TEAM

**RE/MAX
FIRST**

1811 34 Avenue #322, Calgary T2T 2B9

MLS® #: **A2119422**

Area: **Altadore**

Listing Date: **04/07/24**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 19-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **861**
Low Sqft:
Ttl Sqft: **861**

DOM

42

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:
Heating: **Combination,In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Concrete**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4' 11" x 5' 1"	Dining Room	Main	6' 9" x 12' 7"
Kitchen	Main	6' 9" x 12' 7"	Living Room	Main	13' 3" x 19' 10"
4pc Ensuite bath	Upper	5' 1" x 8' 1"	Bedroom	Upper	13' 4" x 20' 6"
Laundry	Upper	7' 10" x 8' 1"			

Legal/Tax/Financial

Condo Fee:
\$571

Title:
Fee Simple

Zoning:
M-C1

Legal Desc:	0212072	Fee Freq: Monthly	Remarks
Pub Rmks:	Step into modern luxury with this impeccable 2-story loft nestled in the heart of vibrant Marda Loop. The perfect blend of style and functionality, this property exceeds all expectations. The main floor welcomes you with a spacious open kitchen design that is well equipped with ample cupboard storage and stainless steel appliances perfect for entertaining friends or preparing gourmet meals. The adjoining living room offers a cozy retreat, ideal for unwinding after a long day or hosting game nights. Upstairs, the second level features a large south facing window, sleek ensuite bathroom and a walk-in closet with integrated laundry facilities. With upgraded features including concrete flooring, a spiral staircase, and soaring ceilings, this loft exudes contemporary charm. Enjoy the convenience of in-floor heating and a gas hook-up for BBQs on the balcony. Perfect location walkable to grocery stores, shops, restaurants and parks. Don't miss this opportunity to elevate your urban lifestyle. - schedule a viewing today and make this exquisite loft your own.		
Inclusions:	n/a		
Property Listed By:	Real Estate Professionals Inc.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









