

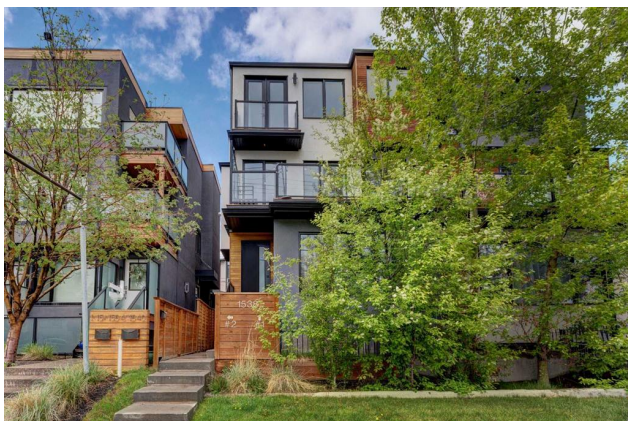


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1538 34 Avenue #2, Calgary T2T 2A9**

MLS®#: **A2134727** Area: **South Calgary** Listing Date: **05/24/24** List Price: **\$879,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2020**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,052**  
 Low Sqft:  
 Ttl Sqft: **2,052**

DOM  
**32**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **3 Storey**

Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Low Maintenance Landscape,Street Lighting,Underground Sprinklers**  
 Park Feat: **Alley Access,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt** Construction: **Cedar,Concrete,Metal Frame,Stucco,Wood**  
 Heating: **Forced Air,Natural Gas** **Frame,Wood Siding**  
 Sewer: Flooring: **Ceramic Tile,Hardwood**  
 Ext Feat: **Balcony,BBQ gas line** Water Source: **Poured Concrete**  
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Gas Water Heater,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance,Skylight(s),Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	8`5" x 11`10"	Dining Room	Second	10`6" x 13`5"
Kitchen	Second	11`5" x 14`3"	2pc Bathroom	Second	5`4" x 4`11"
Furnace/Utility Room	Second	7`5" x 6`11"	Living Room	Second	20`6" x 16`9"
Balcony	Second	20`4" x 8`5"	Bedroom	Second	11`2" x 10`0"

<b>Bedroom</b>	<b>Third</b>	<b>11`2" x 11`9"</b>	<b>4pc Bathroom</b>	<b>Third</b>	<b>5`9" x 8`6"</b>
<b>Bedroom</b>	<b>Third</b>	<b>9`1" x 11`3"</b>	<b>Laundry</b>	<b>Third</b>	<b>5`10" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Third</b>	<b>13`5" x 18`7"</b>	<b>5pc Ensuite bath</b>	<b>Third</b>	<b>6`2" x 18`8"</b>
<b>Balcony</b>	<b>Third</b>	<b>7`0" x 2`4"</b>	<b>Walk-In Closet</b>	<b>Third</b>	<b>11`7" x 5`4"</b>
<b>Balcony</b>	<b>Second</b>	<b>11`7" x 8`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$213**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1911126**

Remarks

Pub Rmks: **Experience the vibrant lifestyle of Marda Loop in this stunning, luxurious home designed for both hip urban professionals and families. Located in one of Calgary's most sought-after neighbourhoods, this property offers the perfect blend of sophistication and convenience, putting you close to all the action. Marda Loop is renowned for its eclectic mix of boutique shops, top-rated restaurants, and lively entertainment options. Enjoy leisurely weekends exploring local cafes, browsing unique stores, or catching up with friends at one of the many trendy bars. The area also boasts beautiful parks, playgrounds, top schools, and the Sandy Beach Dog Park, perfect for outdoor enthusiasts and pet owners alike. With a quick commute to downtown and easy access to major routes, you'll have the best of urban living right at your doorstep. This exquisite home offers four bedrooms with a main floor den and a balcony, ideal for a home office or guest room. The open-concept main floor features a gourmet kitchen with quartz countertops, stainless steel appliances including a gas range and Bosch dishwasher, and custom dark walnut cabinets. The engineered white oak hardwood floors add a touch of elegance throughout the space. A huge wall of windows and an oversized south-facing deck off the living room create a seamless indoor/outdoor living experience, perfect for entertaining or relaxing after a long day. Upstairs, you'll find two spacious bedrooms with large closets and a four-piece bathroom. The convenient laundry room offers ample storage, hanging space, and a sink. The bright primary suite boasts a huge closet with a skylight and built-ins, an ensuite with an oversized shower, a large tub, double sinks, heated floors, room for a king-size bed, and a third balcony. The entry level features a large storage space for bikes and other equipment, built-in storage closets, and leads to your single attached garage with back lane access. Embrace the lively atmosphere of Marda Loop while living in style and comfort. This home is the perfect blend of luxury and convenience, making it a top contender for your new urban lifestyle.**

Inclusions:  
Property Listed By: **Shelves Negotiable  
eXp Realty**

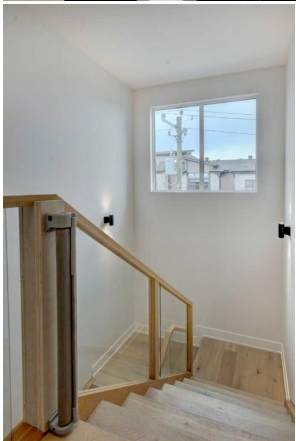
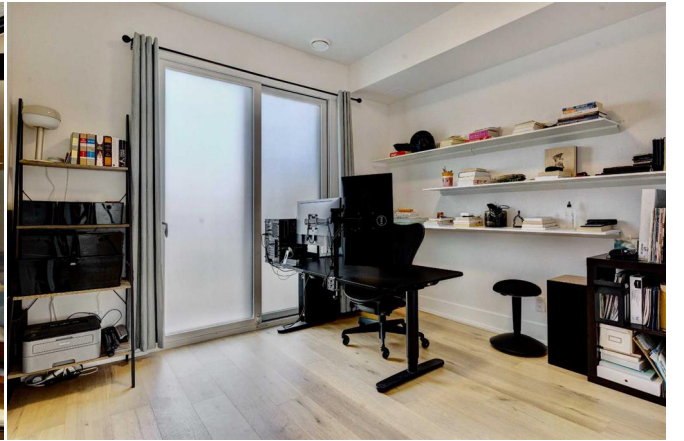
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



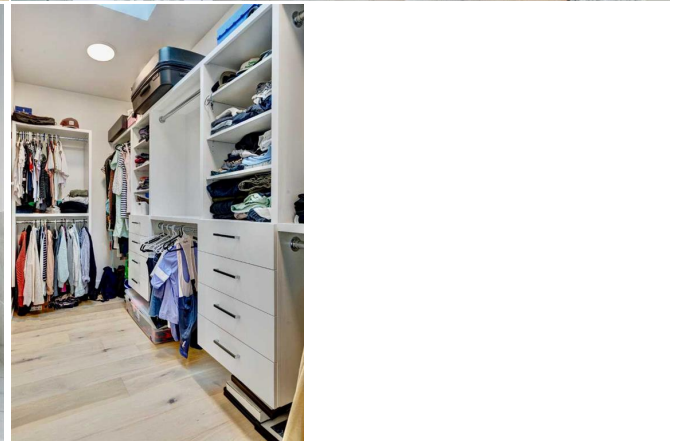
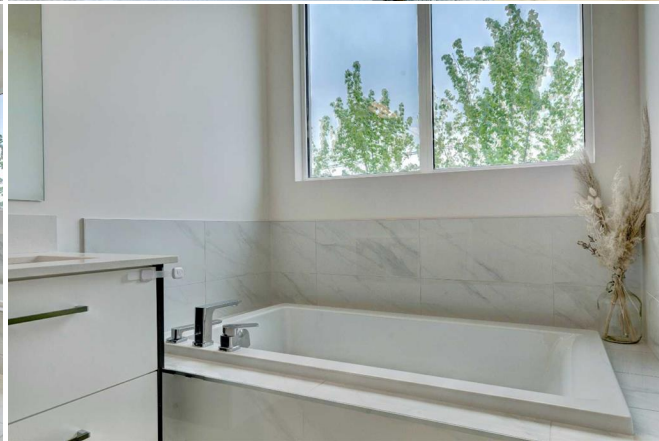
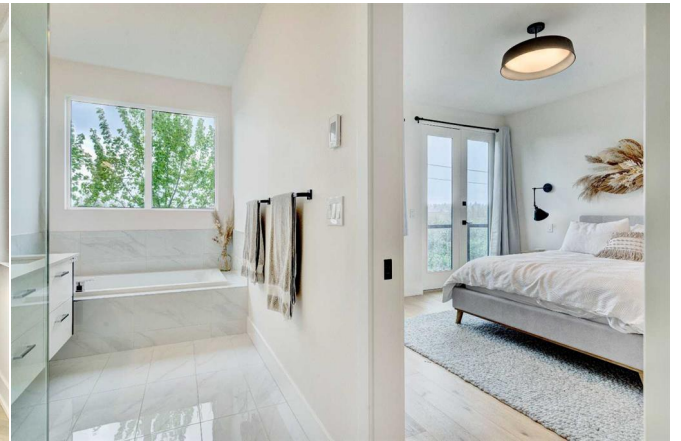




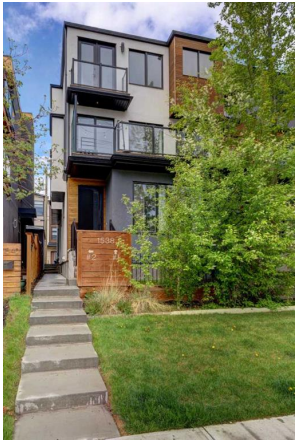












2-1538 34 Ave SW, Calgary, AB

Main Floor Interior Area 958.25 sq ft  
Excluded Area 2.04 sq ft



PREPARED: 2024/05/24

White regions are excluded from total floor area in OUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2-1538 34 Ave SW, Calgary, AB

3rd Floor Interior Area 848.67 sq ft  
Excluded Area 30.15 sq ft



PREPARED: 2024/05/24

White regions are excluded from total floor area in OUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

