

1811 34 Avenue #322, Calgary T2T 2B9

MLS®#: **A2136101** Area: **Altadore** Listing **05/29/24** List Price: **\$334,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 04-Jun** 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

32
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

Room	Level	Dimensions	Room	Level	Dimensions
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: **\$665** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **0212072**

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: **Keller Williams BOLD Realty**

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









