



THE
A-TEAM

**RE/MAX
FIRST**

2031 34 Avenue #4, Calgary T2T2C4

MLS® #: **A2164962** Area: **Altadore** Listing Date: **09/13/24** List Price: **\$440,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,142**
 Low Sqft:
 Ttl Sqft: **1,142**

DOM
6
Layout
 Beds: **1 (1)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Lawn**
 Park Feat: **Stall**

Utilities and Features

Roof: **Flat** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Baseboard,Natural Gas** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator**
 Int Feat: **No Animal Home,No Smoking Home,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 10`6"	Dining Room	Main	9`6" x 6`6"
Living Room	Main	18`0" x 10`6"	Bedroom - Primary	Upper	14`0" x 12`6"
2pc Bathroom	Main	9`6" x 5`0"	4pc Ensuite bath	Upper	9`6" x 5`0"
2pc Bathroom	Basement	13`0" x 8`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$787

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc:

8010188

Remarks

Pub Rmks:

Presenting a Loft in the Loop! Not just a home, it's a lifestyle! This FULLY RENOVATED townhome captures the trendy vibe of Marda Loop. Every detail has been thoughtfully updated, blending modern amenities with a trendy aesthetic for a perfect balance of comfort and style. With over 1700 ft2 of developed space in this 18+ home! Notice the detail that has gone into this renovation, like the contemporary covers on the baseboard heaters, sleek iron stair railing, and thoughtful storage solutions through out. This home is full of extras like the HEAT PUMP delivering both air-conditioning and heat, BAR FRIDGE and the WHOLE-HOUSE AUDIO SYSTEM controlled easily by your phone to name a few. The main floor features an open concept kitchen complete with brand new cabinetry, INDUCITON STOVE with HIDDEN RANGE FAN, BAR FRIDGE and sleek stainless-steel appliances. You'll find a half bath and LAUNDRY on the main floor. Relax in the living room under SOARING CEILINGS and enjoy the ability to entertain guests at a large dining table if you wish. The loft-style primary bedroom boasts a full 3 PIECE ENSUITE with a LUXURIOUS STEAM SHOWER and custom closet. Need that SECOND BEDROOM? A window can easily be added to the already fully finished basement to create your second bedroom. The laundry was taken from the basement to the main level, leaving space to put in a full bath. Just a few tweaks and you'll have a 2 BEDROOM, 2.5 BATH HOME. Grab a coffee from Le Comptoir across the street then come turn on some music and experience this home for yourself.

Inclusions:

Heat Pump for Air Conditioning

Property Listed By:

RE/MAX Realty Professionals

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







