



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1804 34 Avenue #104, Calgary T2T 2B8**

MLS® #: **A2165932**

Area: **South Calgary**

Listing Date: **09/14/24**

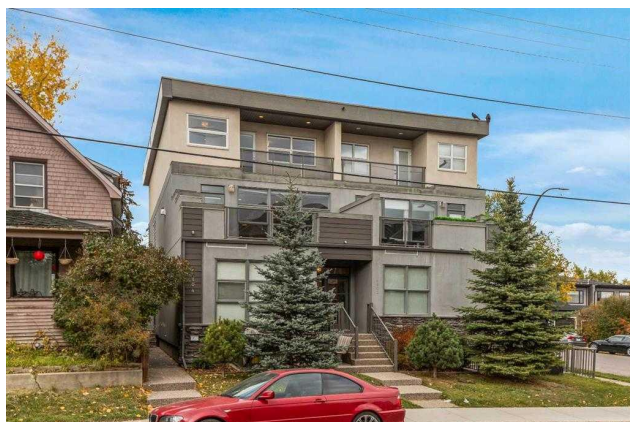
List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2014**

Finished Floor Area

Abv Sqft: **1,818**  
Low Sqft:  
Ttl Sqft: **1,818**

DOM

**5**

Layout

Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **Stacked  
Townhouse,Up/Down**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Built-in Features,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	23`2" x 19`2"
Dining Room	Upper	18`0" x 9`9"
Bedroom - Primary	Second	16`6" x 12`4"
Walk-In Closet	Second	6`0" x 4`7"
Laundry	Second	4`9" x 4`6"
5pc Ensuite bath	Second	153`0" x 6`5"
Balcony	Second	12`5" x 3`8"

Room	Level	Dimensions
Kitchen	Main	17`2" x 9`5"
2pc Bathroom	Main	5`10" x 4`6"
Bedroom	Second	14`0" x 12`6"
Walk-In Closet	Second	16`6" x 12`4"
3pc Bathroom	Second	9`0" x 4`11"
Furnace/Utility Room	Second	7`7" x 4`7"
Foyer	Main	11`1" x 4`3"

Condo Fee:  
**\$325**

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

Zoning:  
**R-C2**

Legal Desc: **141248**

Remarks

Pub Rmks: **LOCATION! MARDa LOOP SOUTH CALGARY! 4 PLEX BUILT BY SOLITAIRE HOMES! This ultra modern open concept unit has plenty to offer. Main Entrance on Main Floor. large Balcony space, 2 full size bedrooms, 2 five piece luxury bathrooms with a half bath in main area. Designer light fixtures with lots of character, hand scraped 5 inch thick Brazilian flooring, stainless steel kitchen appliances. over 500 sq ft spread over 3 balconies, Air Conditioning. Location is amazing, lots of shopping and restaurants in close proximity, LOW CONDO FEES, HEALTHY RESERVE FUND. COME CHECK IT OUT!**

Inclusions:  
Property Listed By: **NONE**  
**First Place Realty**

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



