



THE
A-TEAM

**RE/MAX
FIRST**

1820 34 Avenue #3, Calgary T2T 2B8

MLS® #: **A2165937**

Area: **South Calgary**

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

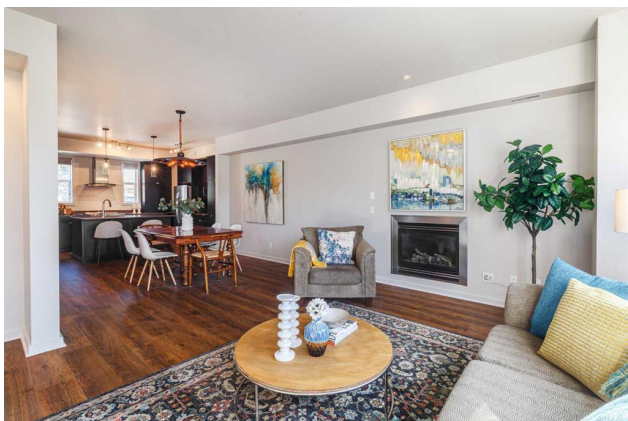
List Price: **\$579,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2004**

Finished Floor Area
Abv Sqft: **1,348**
Low Sqft:
Ttl Sqft: **1,348**

DOM

5
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

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

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Alley Access, Garage Door Opener, Garage Faces Rear, Insulated, Quad or More Detached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stucco, Wood Frame**
Flooring: **Carpet, Cork, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`10" x 13`4"
Dining Room	Main	12`11" x 8`4"
Bonus Room	Upper	11`1" x 10`7"
4pc Ensuite bath	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Main	10`8" x 9`4"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	12`11" x 11`7"
Bedroom	Upper	11`6" x 10`6"

Legal/Tax/Financial

Condo Fee:
\$385

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0414629**

Remarks

Pub Rmks: **Welcome to this exceptional two-storey townhome, ideally located in the heart of Calgary's vibrant Marda Loop. This beautifully designed residence features a bright and inviting open-concept layout, with soaring ceilings, large windows, and balconies on both levels, flooding the home with natural light. The gourmet kitchen is equipped with an oversized island, breakfast bar, induction stove, loads of counter, cupboard and drawer space. It flows seamlessly into the dining and living areas, anchored by a cozy gas fireplace, creating a perfect space for entertaining or unwinding after a long day. Upstairs, you'll find two large primary bedrooms, each with its own 4-pc ensuite, a flexible family room - illuminated by a skylight - which can double as a bright office/den providing a perfect work-from-home space. Part of an exclusive four-unit, self-managed complex with great neighbours, this home also offers a shared, insulated, secure garage and low condo fees. Nestled in the dynamic, walkable Marda Loop neighborhood, this home is steps away from boutique shops, trendy cafes, lively pubs, great restaurants, and serene parks. Combining modern elegance with the convenience of urban living, this townhome is truly a rare find in one of Calgary's most dynamic communities.**

Inclusions:
Property Listed By: **Induction Stove**
Property Solutions Real Estate Group Inc.

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



