

104, 1804 34 Avenue SW
Calgary, Alberta

MLS # A2165932



\$689,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	Stacked Townhouse, Up/Down		
Size:	1,819 sq.ft.	Age:	2014 (10 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: NONE

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!**