

104, 1804 34 Avenue SW  
Calgary, Alberta

MLS # A2165932



## \$699,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!**