

3, 1820 34 Avenue SW  
Calgary, Alberta

MLS # A2165937



## \$579,900

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,348 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Garage Faces Rear, Insulated, Quad or M		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s)		

**Inclusions:** Induction Stove

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.