

3, 1734 29 Avenue SW  
Calgary, Alberta

MLS # A2166142



**\$380,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	541 sq.ft.	<b>Age:</b>	1973 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Primary Downstairs, Storage		

**Inclusions:** N/A

Don't miss this exceptional opportunity to live just minutes from the heart of Marda Loop in a bright, bi-level condo that offers 950 SQFT of living space! This move-in ready four-plex allows for a quieter, more peaceful living environment with only three neighbours and no one above or below you. Enjoy the rare convenience of direct outdoor access to your unit, bypassing hallways and elevators for a more house-like feel. The main floor features a well appointed kitchen with plenty of cabinets and counter space, a dining area with patio doors leading to a private south facing balcony, a large living room and a powder room with laundry. The fully finished basement includes the main bath and two generously sized bedrooms, each with double closets and large windows. This front-facing unit comes with an assigned parking stall and ample street parking for guests. Experience the vibrant lifestyle of one of Calgary's most trendy and sought-after districts, with easy access to transit, parks, groceries, shopping, pubs, restaurants, and schools. Plus, enjoy a quick commute to Mount Royal University, the University of Calgary, and downtown. Don't forget the farmers market across the street every weekend during the summer months. This home's location truly offers unbeatable convenience and charm. Schedule your showing today!