

4, 2027 34 Avenue SW
Calgary, Alberta

MLS # A2167517

\$459,900



Division:	Altadore		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,012 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Assigned, Paved, Rear Drive, Stall		
Lot Size:	-		
Lot Feat:	Garden, Private, See Remarks		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 663
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Separate Entrance, Walk-In Closet(s)		

Inclusions: Security System (no contract)

Welcome to #4, 2027 34 Avenue SW, a stunning townhome nestled in the heart of vibrant Marda Loop. This expansive residence offers nearly 1,400 sq. ft. of versatile living space across three thoughtfully designed levels, featuring 2 bedrooms, 2 full bathrooms, and a private outdoor oasis to enjoy year-round. As you enter, you'll be greeted by a spacious foyer that flows into an open-concept main floor. The well-appointed kitchen boasts white cabinets and stainless steel appliances, seamlessly connecting to a formal dining area perfect for hosting gatherings. The generous living room, highlighted by a charming wood-burning fireplace, provides a cozy retreat. This level also includes a comfortable bedroom and a modern 4-piece bathroom. Venture upstairs to discover the loft-style primary suite, designed for ultimate privacy and convenience, complete with an attached 4-piece ensuite and a spacious walk-in closet. Don't forget to step out onto the south-facing balcony—a perfect spot to enjoy breathtaking sunsets from your master retreat. The fully finished lower level offers endless possibilities, ideal for a den, recreation room, or home gym. Additional highlights include ample in-unit storage, an assigned parking stall, and a pet-friendly complex (with board approval), proving this home has it all. **Marda Loop** is a walkable urban center featuring over 190 shops, restaurants, and services. Enjoy nearby favorites such as F45 for fitness, Wow Bakery for delicious treats, Blush Lane Organic for fresh groceries, Original Joe's and Deville's for dining, and Belmont Diner for a classic breakfast, among many others. For dog lovers, Sandy Beach and River Park are just minutes away, providing ample space for walks and outdoor activities. With excellent public transit options and easy access to downtown Calgary, this townhome is a must-see for

homeowners and investors alike. Don't miss your chance to make it yours!