

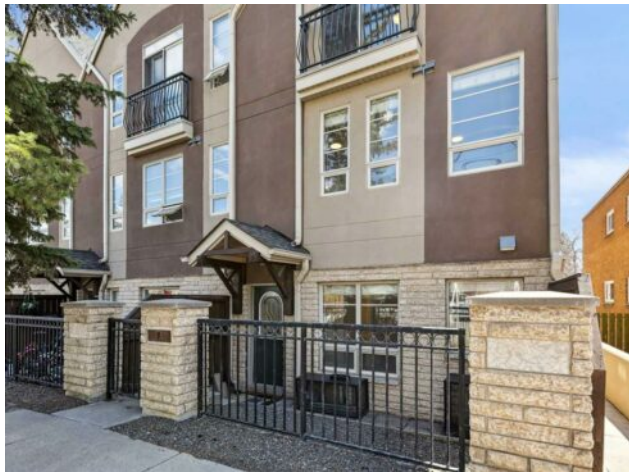


GRASSROOTS
REALTY GROUP

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7, 1729 34 Avenue SW
Calgary, Alberta

MLS # A2227668



\$499,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,376 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached, Tandem | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape, Street Lighting | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 622 |
| Basement: | Finished, Partial | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings

Welcome to this beautifully maintained three-storey end-unit townhouse, ideally situated in the heart of Altadore—one of Calgary's most vibrant and sought-after inner-city communities. Offering the perfect balance of modern living and urban convenience, this stylish home is just steps away from the lively Marda Loop district, where you'll find a wide array of trendy shops, local boutiques, and everyday amenities. With easy access to public transportation and a quick commute to downtown, this is the perfect location for professionals, young families, or anyone looking to enjoy the best of inner-city living. This spacious and thoughtfully designed townhouse features 3 bedrooms, 2.5 bathrooms, and an attached private tandem garage that provides both convenience and added storage. Recently refreshed with new paint throughout and plush new carpeting, the home offers a bright and welcoming feel the moment you step inside. The main level boasts an open-concept living space highlighted by a cozy corner gas fireplace, perfect for relaxing or entertaining. The adjoining gourmet kitchen showcases granite countertops, sleek stainless steel appliances, ample cabinetry, and a convenient breakfast bar for casual dining. Upstairs, you'll find two generously sized bedrooms, a well-appointed 4-piece main bathroom, and a convenient laundry area. The third level is dedicated to a primary retreat, complete with soaring vaulted ceilings, large windows that flood the space with natural light, and a spacious walk-in closet. The spa-inspired 5-piece ensuite has been tastefully updated with dual vanities, a luxurious soaker tub, and a separate shower, creating a serene sanctuary to unwind in. The lower level offers practical touches including a mudroom, a well maintained mechanical room, and direct access to the attached tandem garage.

Whether you're commuting downtown, heading to a nearby park, or meeting friends for brunch in Marda Loop, this home puts you in the center of it all. With its unbeatable location, modern updates, and smart layout, this townhouse presents an exceptional opportunity to own in one of Calgary's most dynamic and walkable neighborhoods.