



**GRASSROOTS**  
REALTY GROUP

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5, 2031 34 Avenue SW  
Calgary, Alberta

MLS # A2246337



**\$379,000**

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	2 Storey		
Size:	1,088 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 778
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: none

Welcome to this beautifully designed multi-floor condo located on one of Altadore's most desirable streets &mdash; 34th Avenue SW. Offering the perfect blend of privacy and walkability, this home is just steps from all the vibrant amenities of Marda Loop including cafes, restaurants, boutique shopping, groceries, fitness studios, and more. Enter through your private ground-level entrance into an inviting foyer. Up a flight of stairs, you'll find the main living level, featuring a thoughtfully designed layout with vaulted ceilings and abundant natural light. The kitchen offers ample counter space and storage, while the dining area and breakfast nook make entertaining and everyday living a breeze. A full 4-piece bathroom completes this level. Upstairs, retreat to your private master suite, complete with a 3-piece ensuite bathroom, creating a peaceful sanctuary away from the main living spaces. Downstairs, the bedroom room can be used as a home office, gym, or media room. The laundry area and generous storage space round out this lower level, offering functionality and flexibility for modern living. Additional features include: assigned parking, low-maintenance living, and pet-friendly building (with board approval). Unbeatable location: 5-minute walk to Marda Loop shops & restaurants, 3-minute walk to Garrison Square & River Park, 10-minute drive (or quick transit ride) to downtown Calgary, and close to Mount Royal University, Sandy Beach, off-leash parks, and top-rated schools. This is urban living at its finest&mdash;don't miss your chance to own a unique, multi-level home in one of Calgary's most sought-after inner-city communities.