



GRASSROOTS
REALTY GROUP

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#1, 18 34 Avenue SW
Calgary, Alberta

MLS # A2251876



\$535,000

Division:	Erlton		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Other, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 210
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: N/A

****OPEN HOUSE TUESDAY September 9 4-7 PM AND SUNDAY SEPTEMBER 14 2-4:30 PM**** Wonderful opportunity to live in the Erlton/Roxboro area! This bright and welcoming corner unit townhome has no structures limiting exposure or views on the East side. Close to many amenities such as MNP Centre, Stampede Park, MacLeod Trail, Mission District, LRT, schools, and shopping areas such as Britannia, Chinook Centre, and 17th Ave. This unit features recent upgrades including new carpet, vinyl plank flooring, renovated main floor bathroom (2021) and newly installed top down-bottom up blinds (2024). The kitchen features granite countertops, double underneath sink, bar seating for three, ample storage, and recent upgrades including gas range, ceramic backsplash and stainless appliances (2021). Two bedrooms on the Upper level with separate 4 Pce bath and Master Ensuite with a walk-in closet. The lower level is developed and has its own kitchenette which includes an extra refrigerator and microwave coupled with a 3 Pce bathroom and is accessible by the side entrance. The cozy South facing front porch was extended in 2014 and includes additional storage underneath. The proximity to the Barley Belt, river pathways, and numerous restaurants and shops offers endless possibilities. This small owner managed condo with long term owners and low monthly fees make this a rare opportunity to buy in this great location!