



**GRASSROOTS**  
REALTY GROUP

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6, 1729 34 Avenue SW  
Calgary, Alberta

MLS # A2254239



**\$549,900**

|           |                                |        |                   |
|-----------|--------------------------------|--------|-------------------|
| Division: | Altadore                       |        |                   |
| Type:     | Residential/Five Plus          |        |                   |
| Style:    | 3 (or more) Storey             |        |                   |
| Size:     | 1,808 sq.ft.                   | Age:   | 2005 (20 yrs old) |
| Beds:     | 3                              | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached, Tandem |        |                   |
| Lot Size: | -                              |        |                   |
| Lot Feat: | Low Maintenance Landscape      |        |                   |

|             |                                                                                                                                  |            |        |
|-------------|----------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                                                       | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood                                                                                                   | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                  | Condo Fee: | \$ 717 |
| Basement:   | Finished, Partial                                                                                                                | LLD:       | -      |
| Exterior:   | Stone, Stucco, Wood Frame                                                                                                        | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                                                                                                  | Utilities: | -      |
| Features:   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Walk-In Closet(s) |            |        |
| Inclusions: | None.                                                                                                                            |            |        |

Located in the heart of sought-after Altadore, this 3 bedroom townhome offers over 1,800 sq ft of developed living space! The open main level lends itself to entertaining & presents hardwood floors & high ceilings, showcasing the living room with welcoming corner fireplace, dining area & lovely kitchen that's tastefully finished with granite counter tops, eating bar, plenty of storage & stainless steel appliances. A 2 piece powder room completes the main level. The second level hosts 2 generously sized bedrooms, a 4 piece bath & laundry. On the third level, is the very spacious private primary retreat featuring a Juliet balcony, walk-in closet & 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Parking is a breeze with a double tandem garage. This stylish townhome is ideally located close to River Park, vibrant Marda Loop, excellent schools, shopping, public transit & has easy access to the downtown core via 14th Street.