



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

100, 2115 34 Avenue SW
Calgary, Alberta

MLS # A2265567



\$700,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	1,279 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

Welcome to this stunning semi-detached up/down bungalow in the heart of Altadore, perfectly positioned just steps from the shops and caf  s of Marda Loop and 10 minutes to downtown. With over 2,300 sq ft of thoughtfully designed living space, this home combines modern style with the ease of low-maintenance living. The main level features an inviting open-concept design with 9-ft ceilings, hardwood floors, and a chef  s kitchen finished with quartz countertops, stainless-steel appliances, full-height cabinetry, and a spacious island for entertaining. The living area is warm and welcoming with a gas fireplace and access to a private front patio for your morning coffee or evening unwind. The primary suite impresses with a spa-inspired 5-piece ensuite and a massive walk-in closet with custom storage. The fully developed lower level offers a bright family room with wet bar, two additional bedrooms, a 4-piece bath, and excellent storage, ideal for guests or a home office setup. Enjoy the convenience of a self-managed exterior-maintenance program covering snow removal and exterior upkeep, perfect for those seeking a lock-and-leave lifestyle. A newer carport and private entrance complete this exceptional home. Experience the best of Altadore living with all the amenities and energy of Marda Loop just outside your door, from caf  s and boutiques to vibrant community events throughout the year.