



GRASSROOTS
REALTY GROUP

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

1532 34 Avenue SW
Calgary, Alberta

MLS # A2265864



\$510,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,631 sq.ft.	Age:	1996 (29 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Ur		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 440
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: refrigerator, stove, dishwasher, microwave, washer, dryer, window coverings, light fixtures, garage door opener(s), Ceiling fan in loft, Mini-Fridge/Bar-Fridge,

OPEN HOUSE November 1st and 2nd 2025 - 1-4PM SATURDAY and SUNDAY!

Welcome to the heart of South Calgary! This bright and inviting townhome offers over 1600 sq. ft. of comfortable living just steps from Marda Loop's cafés, parks, and local shops. The main floor features a welcoming open layout, A vibrant kitchen with quartz counter tops - hardwood floors and a cozy three-sided gas fireplace — perfect for relaxing or entertaining. Upstairs you'll find two spacious bedrooms, a full bath, and a versatile loft with faulted ceilings and large dormer windows on each end. Ideal as an office, gym, studio, or guest retreat. A small private courtyard provides space for the family dog, a BBQ or a quiet spot to unwind, with convenient access to the single detached garage. Part of a self-managed four-unit complex, this home blends everyday comfort with inner-city convenience — just 10 minutes from downtown Calgary - Walking distance to public library, South Calgary pool and River park off-leash dog park.