



**205, 1811 34 Avenue SW  
Calgary, Alberta**

**MLS # A2280080**

**\$384,900**



<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas
<b>Floors:</b>	Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 665
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** n/a

Step inside to find newly installed luxury vinyl plank flooring throughout the main living areas, creating a warm and contemporary feel. The well-appointed kitchen is both functional and stylish, featuring rich maple cabinetry, sleek appliances, a central island with raised breakfast bar, and a garbage ideal for everyday living and entertaining. The spacious living room is anchored by a cozy corner gas fireplace and filled with natural light from west-facing windows. Step out onto the large private balcony to enjoy evening sun, relax after a long day, or host friends. Both bathrooms have been tastefully updated with Italian ceramic tile and modern fixtures. The primary bedroom offers a private 3-piece ensuite, while the second bedroom and 4-piece main bathroom provide flexibility for guests, roommates, or a home office. Additional features include in-suite laundry with generous storage, heated underground parking (Stall A29, conveniently located just steps from the elevator), elevator access, ample visitor parking, and a quiet, well-maintained building. Condo fees cover heat, electricity, water, and more; making for truly low-maintenance living. With over 875 sq. ft. of thoughtfully designed space and an unbeatable location, this home is ideal for young professionals, couples, or anyone seeking the ultimate inner-city lifestyle. Don't miss your opportunity to own in one of Calgary's most desirable neighborhoods; book your private showing today!