



**GRASSROOTS**  
REALTY GROUP

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205, 1811 34 Avenue SW  
Calgary, Alberta

MLS # A2280080



**\$384,900**

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

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 665
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Storage		

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 garburator—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!