



2, 1538 34 Avenue SW  
Calgary, Alberta

MLS # A2280109



**\$799,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,242 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Insulated, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Street Lighting, Underground Sprinkler		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Concrete, Metal Frame, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	TV mount in primary		

Located in the heart of Marda Loop, this oversized townhome offers 2,242 sq ft of thoughtfully designed living space, with room sizes and a layout rarely found in the area and comparable to many duplex and infill homes. Enjoy a walkable inner-city lifestyle close to shops, restaurants, parks, top schools, and Sandy Beach Dog Park, with an easy commute downtown. The open-concept main floor features a well-appointed kitchen with quartz countertops, a gas range, Bosch dishwasher, dark walnut cabinetry, and engineered white oak hardwood floors. A dedicated dining area flows into an impressive living room with large south-facing windows & a fireplace, creating a bright, welcoming space for everyday living and entertaining. An oversized deck extends the living space outdoors. A main-floor bedroom with a private deck offers excellent flexibility and can also be used as a home office, gym or guest room. Upstairs, the spacious primary suite features a private balcony, a walk-in closet with skylight and built-ins, and a well-finished ensuite with heated floors, double sinks, a soaker tub, and an oversized shower. Two additional bedrooms, a full bath, and a convenient upper laundry complete the upper level. The entry level provides ample storage and low-maintenance inner-city living in one of Calgary's most desirable neighbourhoods.