



2, 1830 34 Avenue SW  
Calgary, Alberta

MLS # A2286001



**\$760,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,168 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Marble

**Sewer:** -

**Roof:** Rubber

**Condo Fee:** \$ 440

**Basement:** None

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

**Inclusions:** None

Gorgeous upscale 3 bedroom townhome in the heart of South Calgary offering over 2100 sq ft of living space & an ELEVATOR SERVING ALL 3 LEVELS! The open & airy main level presents wide plank hardwood floors, lofty ceilings & is drenched in natural light, showcasing the spacious living room that's anchored by a feature fireplace & has access to a private deck with outdoor fireplace. The dining area with stylish light fixture provides ample space to host family & friends & seamlessly flows into the kitchen that's tastefully finished with granite counter tops, island/eating bar, plenty of storage space, stainless steel appliances & cozy breakfast nook with access to the north balcony with BBQ gas hookup. A 2 piece powder room completes the main level. The second level hosts 3 bedrooms plus 4 piece main bath & laundry facilities. The generously sized primary retreat with private balcony boasts a walk-in closet & luxurious 5 piece ensuite with marble flooring, dual sinks, relaxing soaker tub & rejuvenating steam shower. Other notable features include an elevator, central air conditioning, built-in speakers & single attached garage. The prime location is incredibly convenient, walking distance to vibrant Marda Loop, River Park, Marda Loop CA, schools, shopping, public transit & effortless access to 14th Street & Crowchild Trail.