



322, 1811 34 Avenue SW
Calgary, Alberta

MLS # A2136101



\$325,000

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Loft/Bachelor/Studio		
Size:	862 sq.ft.	Age:	2002 (22 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Combination, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 665
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: n/a

Step into modern luxury with this impeccable 2-story loft nestled in the heart of vibrant Marda Loop. The perfect blend of style and functionality, this property exceeds all expectations. The main floor welcomes you with a spacious open kitchen design that is well equipped with ample cupboard storage and stainless steel appliances perfect for entertaining friends or preparing gourmet meals. The adjoining living room offers a cozy retreat, ideal for unwinding after a long day or hosting game nights. Upstairs, the second level features a large south facing window, sleek ensuite bathroom and a walk-in closet with integrated laundry facilities. With upgraded features including concrete flooring, a spiral staircase, and soaring ceilings, this loft exudes contemporary charm. Enjoy the convenience of in-floor heating and a gas hook-up for BBQs on the balcony. Perfect location walkable to grocery stores, shops, restaurants and parks. Don't miss this opportunity to elevate your urban lifestyle. - schedule a viewing today and make this exquisite loft your own.