



321, 1811 34 Avenue SW
Calgary, Alberta

MLS # A2151880



\$330,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Loft/Bachelor/Studio | | |
| Size: | 843 sq.ft. | Age: | 2001 (23 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Off Street, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 587 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco, Vinyl Siding | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s) | | |

Inclusions: n/a

Welcome to this charming pet friendly, top floor, one-bedroom loft in trendy Marda Loop, just steps from local shops and restaurants! The spacious freshly painted, open-concept design includes a full 4-piece ensuite bathroom upstairs and a half bath on the main floor. The unit has soaring vaulted ceilings, with a spiral staircase feature leading to the lofted bedroom, offering extra space for a library or office area overlooking the main living room. Enjoy the convenience of in-suite laundry room and storage, with another entry door on the second level for easy access on moving day. The open concept main floor offers an L-shaped kitchen, with room to add an island, a dining nook and a spacious living room with brand new carpet. Plus, this property boasts one of the largest underground titled parking spaces (large enough to fit a truck and a motorcycle!) and fully enclosed storage unit right next to it! Relax and entertain on your top floor balcony with a gas hookup for BBQs. The low condo fees cover ALL utilities: heat, electricity, and water/sewer and the building is well managed with excellent reserves. The appeal and lifestyle of Marda Loop is only improving with the revitalization to the Main Streets on 33rd Ave & 34th Ave. Within walking distance to the shops and restaurants Marda Loop offer, and also close to natural beauty along the river. A short drive (or scooter ride!) to downtown and the nightlife on 17 Ave. Conveniently located near schools, parks, playgrounds, transit, and more. Don't miss out on this move-in ready unit!