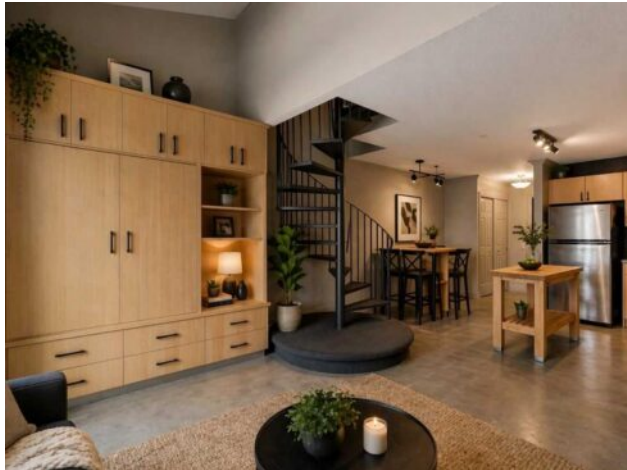


303, 1811 34 Avenue SW
Calgary, Alberta

MLS # A2305002



\$285,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 643 sq.ft. | Age: | 2001 (25 yrs old) |
| Beds: | 1 | Baths: | 1 full / 1 half |
| Garage: | Assigned, Heated Garage, Off Street, Outside, Parkade, Parking Lot, See Re | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Carpet, Concrete, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 565 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Storage | | |

Inclusions: N/A

2 PARKING STALLSPerched on the top level in the heart of vibrant Marda Loop, this distinctive loft-style condo offers an elevated blend of urban energy and modern design. Just steps from boutique shopping, cafés, transit, and a lively mix of restaurants and pubs, the location is ideal for those who appreciate walkability and a quick, seamless commute to downtown. Inside, the space is defined by its airy, open-concept layout and industrial-inspired character. Soaring vaulted ceilings and expansive windows enhance the sense of volume, while polished concrete floors with in-floor heating add both comfort and contemporary edge. Thoughtfully integrated built-ins and a striking spiral staircase contribute to the home's unique architectural appeal. The kitchen is both functional and stylish, featuring stainless steel appliances, sleek European-style cabinetry, warm maple accents, and a rich, dark subway tile backsplash. A movable butcher block island offers flexibility for prep and entertaining, while the adjacent dining area is cleverly designed with a built-in table—perfect for maximizing space without sacrificing style. The living area is bright and inviting, anchored by a custom entertainment unit and access to a private balcony—an ideal spot to unwind or enjoy a morning coffee. Upstairs, the lofted primary retreat provides a cozy yet open feel, complete with a built-in desk for work or study. A well-appointed 4-piece ensuite and a separate laundry room that doubles as a walk-in closet add to the home's thoughtful functionality. Adding to the appeal, this unit includes two parking stalls—one underground and one surface—along with an assigned storage locker, offering exceptional convenience and rare value for inner-city living. Stylish, refined, and full of personality, this one-of-a-kind residence offers an exceptional

opportunity to experience modern loft living in one of Calgary's most sought-after neighbourhoods. (please note photos are AI staged)