

6, 1729 34 Avenue SW
Calgary, Alberta

MLS # A2306679



\$549,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,808 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Tandem		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 717
Basement:	Partial	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
Inclusions:	none		

****Open House Saturday May 16. 1-3pm**** Opportunities like this in Altadore are hard to find. Offering over 1,800 sq ft above grade across three levels, this 3-bedroom, 3-bathroom townhome stands out as one of the best values currently available in both Altadore and South Calgary. The main floor is designed for easy living and entertaining, featuring hardwood flooring, high ceilings, and a gas fireplace that anchors the space. The kitchen offers granite countertops, stainless steel appliances, ample cabinetry, and a functional breakfast bar that connects seamlessly to the dining area. A convenient 2-piece bathroom completes the level. The second floor includes two generously sized bedrooms, including one with a walk-in closet, a full 4-piece bathroom, and upper-level laundry. The entire top floor is dedicated to a spacious primary retreat, complete with a walk-in closet, Juliet balcony, and a well-appointed 5-piece ensuite with dual sinks, a soaker tub, and separate shower. A tandem 2-car attached garage provides secure parking for two vehicles, along with additional storage space in the partially finished basement. Condo fees offer excellent value, covering most utilities for simplified monthly budgeting (electricity excluded). Located just minutes from River Park, Sandy Beach, and the shops and restaurants of Marda Loop, with quick access to downtown, this home offers the space, layout, and location buyers are searching for at a price point that is rarely available in this area.