

102, 1811 34 Avenue SW
Calgary, Alberta

MLS # A2334348



\$256,500

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	527 sq.ft.	Age:	2001 (25 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, On Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Fiber Optics, See Remarks
Features:	Closet Organizers, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Washer/Dryer, Range Hood, All Window Coverings.		

Excellent location in the desirable Gateway Marda Loop Complex. In the wonderful community of Altadore, just a short walk to all the sought-after and vibrant urban lifestyle that the Marda Loop community has to offer, Stores, Restaurants, Pubs, Bars, Businesses, Transit, and so much more. This bright, main floor CORNER END UNIT has everything you need to Enjoy Inner City Living. The spacious 1-bedroom condo is very bright and boasts, renovated Luxury Vinyl Flooring, with in floor heating. Newly renovated bathroom with glass walk-in shower, new sink, built in storage and fixtures. Very nice kitchen, Stainless Steel Appliances, Granite countertops. Customized Walk-in closet. South facing windows in the Primary bedroom with lots of ambient light. Quite accessible ground floor unit with private entrance facing the courtyard. New washer/dryer, with built-in storage shelves. Spacious Visitor parking lot. Reserved owner parking access to plug in or charging for electric vehicles. Pet friendly up to 2 pets under 80lbs. Close walking distance to off-leash dog park. The building has a secure bike room. This is a well-managed condo complex with a health reserve fund. Quite building with high standards, around sound dampening walls. Wide and well-lit hallways. All utilities included in the condo fees. Natural gas line hookup on the Patio for BBQ. Drive by your new home today, 102,1811 34 Ave SW. Call your Realtor today. Construction ongoing regarding the patios, decks and railings. The work should be finished by the end of August early September.