

**3, 2027 34 Avenue SW
Calgary, Alberta**

MLS # A2218559



\$439,900

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,012 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Assigned, Parking Pad, Paved, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lig		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Fiberglass, Rubber	Condo Fee:	\$ 680
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Storage, Vinyl Windows		

Inclusions: Curtains & Curtain Rods

Welcome to Marda Loop! This beautifully updated 2-bedroom, 2-bathroom townhome offers over 1,000 sq ft of well-designed living space in one of Calgary's most vibrant and walkable communities. Tucked in the quiet corner of the complex, this home boasts a sun-drenched, south-facing private backyard—perfect for morning coffees, summer BBQs, or an evening glass of wine under the stars. Step inside and enjoy a thoughtfully laid out floor plan featuring a bright living area, functional kitchen, and ample space for dining and entertaining. The secondary bedroom on the main level make a welcoming guest room or a functional home office. Guests have the convenience of a full 3-piece bathroom on this level. Head upstairs to a lofty safe haven. The entire upper level is the primary retreat - a bedroom large enough for a king-sized bed and an ensuite bathroom. Imagine sipping on your morning coffee from the bedroom balcony, or enjoying your favourite book in the evening. From top to bottom, this property is riddled with storage space. There are closets tucked around all corners and the lower level is an untouched canvas for your imagination. This townhome is a hidden gem is walking distance to trendy local businesses in Marda Loop. It is conveniently located close to main roads such as 33 Avenue and Crowchild Trail for easy access to the nearby Sandy Beach, River Park, and other areas of Calgary. **NOTEWORTHY:** Building was updated with new windows and Hardie Board exterior in 2018 | Dedicated parking stall | In-suite laundry | Updated stainless steel appliances. This is your chance to live in a trendy, established neighbourhood with all the conveniences of urban living and a cozy community feel. Check out the 3D virtual tour or better yet - book an appointment and take a look in person!