

**302, 1811 34 Avenue SW  
Calgary, Alberta****MLS # A2222555****\$335,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Loft/Bachelor/Studio		
<b>Size:</b>	611 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 523
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters		

**Inclusions:** Couch in living room, Floating Wood Shelves in the living room and kitchen

Welcome to Gateway Marda Loop! Located in the sought after trendy Marda Loop, this stunning, pet friendly professionally renovated 1-bedroom, 1.5-bathroom end-unit loft offers a perfect blend of urban design and sophisticated living. Step inside and be welcomed by a stylish 2-piece bathroom with an eye-catching exposed brick feature wall that adds warmth and character. Moving into the heart of the home, the beautifully renovated open-concept kitchen features modern cabinetry, quartz countertops, stainless steel appliances, and open wood shelving. A subway tile backsplash and upgraded lighting complete the bright, functional space—ideal for cooking and entertaining. Adjacent to the kitchen, the sun-drenched living area is framed by soaring 21’ ceilings and expansive windows with motorized upper blinds. Heated newly polished and sealed concrete floors add contemporary flair and cozy comfort throughout the main level. This corner unit benefits from both eastern and southern exposure, flooding the space with natural light throughout the day. To finish off the main floor and beautifully integrated under the stairs, the custom built-in features a functional desk and drawers perfect for a home office, floating oak shelves, and a sleek console with concealed cabinetry—ideal for additional storage or a beverage center. As you venture up the stairs the loft bedroom overlooks the living space and provides an airy retreat. A walk-in closet with fully custom built-ins ensures ample organization and storage. The upper level also includes a renovated 4-piece bathroom with stacked laundry and tile flooring, offering both practicality and modern appeal. Additional features of this unit include titled heated underground parking, plenty of visitor parking, resident bike storage, condo fees that cover heat, electricity, water/sewer, a wall mounted A/C unit and a gas hookup on

the balcony. Just a short walk to shops, cafes, restaurants, and easy access to downtown—Don't miss your chance to experience the best of Marda Loop living!