

2, 1538 34 Avenue SW  
Calgary, Alberta

MLS # A2280109

**\$824,900**



Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,242 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Street Lighting, Underground Sprinkler System		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 225
Basement:	None	LLD:	-
Exterior:	Cedar, Concrete, Metal Frame, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Walk-In Closet(s)		
Inclusions:	TV mount in primary		

Located in the heart of Marda Loop, this oversized townhome offers 2,242 sq ft of thoughtfully designed living space, with room sizes and a layout rarely found in the area and comparable to many duplex and infill homes. Enjoy a walkable inner-city lifestyle close to shops, restaurants, parks, top schools, and Sandy Beach Dog Park, with an easy commute downtown. The open-concept main floor features a well-appointed kitchen with quartz countertops, a gas range, Bosch dishwasher, dark walnut cabinetry, and engineered white oak hardwood floors. A dedicated dining area flows into an impressive living room with large south-facing windows & a fireplace, creating a bright, welcoming space for everyday living and entertaining. An oversized deck extends the living space outdoors. A main-floor bedroom with a private deck offers excellent flexibility and can also be used as a home office, gym or guest room. Upstairs, the spacious primary suite features a private balcony, a walk-in closet with skylight and built-ins, and a well-finished ensuite with heated floors, double sinks, a soaker tub, and an oversized shower. Two additional bedrooms, a full bath, and a convenient upper laundry complete the upper level. The entry level provides ample storage and low-maintenance inner-city living in one of Calgary's most desirable neighbourhoods.