



## 1811 34 Avenue Calgary Alberta

\$399,900

Welcome to the Gateway Marda Loop, a beautiful condo development in the heart of one of the most desirable SW communities. Steps away from all the shops and excitement of the ever-evolving Marda Loop business district, this is all about lifestyle and location. Deville Coffee, F45, Belmont Diner, Original Joes, and Cookie Occasion, all within a couple of blocks. Downtown is easy if you are a cyclist, driver, or transit taker! This fantastic condo is located on the third floor and overlooks the private courtyard at the Gateway. With one of the largest floor plans in the building, there is no lack of space with 2 large bedrooms and a den. Numerous renovations have been completed including counters, appliances, backsplash, and fresh paint. The primary bedroom features a walk-through closet to a 3 piece ensuite. Just like every other room, the second bedroom overlooks the courtyard, and is on the other side of the unit from the primary, giving lots of separation from your kids or roommate! If you work from home or need an office, the den in #308 is a fantastic size. There is a ton of storage as well in the massive pantry/laundry area, and there is a gas line for a BBQ on the balcony. Don't miss the opportunity to get into the Gateway with over 1000 square feet of living area. For more details, or to see the 360 tour and floor plans, click the links below. (id:6769)

3pc Bathroom 4.92 Ft x 8.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 13.33 Ft x 8.83 Ft

Den 9.83 Ft x 9.92 Ft

Kitchen 7.83 Ft x 14.17 Ft

Laundry room 6.75 Ft x 12.58 Ft

Living room 15.83 Ft x 22.58 Ft

Primary Bedroom 11.33 Ft x 18.42 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

<http://www.krgroup.ca/>



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**Mirror**

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