



1540 34 Avenue Calgary Alberta

\$499,000

SELLER INCENTIVE; The seller is offering to paint the walls and kitchen cabinets to the colour of buyer's choice before possession. Welcome to South Calgary, one of Calgary's most highly desirable neighbourhoods! Embrace the charm of this elegant 1289 sq/ft townhouse, perfectly suited for both savvy investors seeking an Air BnB gem and individuals in search of their dream home. This unique layout features a harmonious open-concept living area, kitchen, and dining room, basking in an abundance of natural light streaming through a south-facing window on the below-grade level. The kitchen showcases exquisite granite countertops, top-of-the-line stainless steel appliances, and ample storage space within its well-appointed cupboards. The upper floor, which is the level where you enter the unit is where luxury awaits in the form of two opulent bedrooms, each boasting its own ensuite for an elevated living experience. This unit's primary heat source is geothermal so you'll be keeping your carbon footprint and your energy bills low. The single-stall garage (second from right when entering through the man-door), although not completely secluded, provides you with the convenience of private parking space without the encumbrance of shared access. The location is simply unbeatable, situated a mere three blocks south of the magnificent River Park, which not only offers an off-leash area but also treats you to awe-inspiring downtown city views and the breathtaking vistas of the Elbow River Valley. Additionally, the trendy shops, cozy cafes, and delectable restaurants of Marda Loop are a mere four blocks away, promising to fulfill your every desire for an urban lifestyle. Downtown Calgary is a short ten-minute drive away. Seize this extraordinary opportunity without delay - reach out to your trusted Realtor today to secure your private viewing appointment. Don't let this captivat...

2pc Bathroom 1.27 M x 1.91 M

4pc Bathroom 2.90 M x 1.58 M

Bedroom 3.00 M x 3.20 M

5pc Bathroom 2.90 M x 3.68 M

Primary Bedroom 3.96 M x 4.01 M

Listing Presented By:



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RE/MAX

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(CENTRAL)**

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