



## 1804 34 Avenue Calgary Alberta

\$699,000

LOCATION! MARDAL LOOP SOUTH CALGARY! 4 PLEX BUILT BY SOLITAIRE HOMES! This ultra modern open concept unit has plenty to offer. Main Entrance on Main Floor. large Balcony space, 2 full size bedrooms, 2 five piece luxury bathrooms with a half bath in main area. Designer light fixtures with lots of character, hand scraped 5 inch thick Brazilian flooring, stainless steel kitchen appliances. over 500 sq ft spread over 3 balconies, Air Conditioning. Location is amazing, lots of shopping and restaurants in close proximity, LOW CONDO FEES, HEALTHY RESERVE FUND. COME CHECK IT OUT! (id:6769)

Primary Bedroom 16.50 Ft x 12.33 Ft

Bedroom 14.00 Ft x 12.50 Ft

Other 6.00 Ft x 4.58 Ft

Other 16.50 Ft x 12.33 Ft

Laundry room 4.75 Ft x 4.50 Ft

3pc Bathroom 9.00 Ft x 4.92 Ft

5pc Bathroom 153.00 Ft x 6.42 Ft

Furnace 7.58 Ft x 4.58 Ft

Other 12.42 Ft x 3.67 Ft

Living room 23.17 Ft x 19.17 Ft

Kitchen 17.17 Ft x 9.42 Ft

2pc Bathroom 5.83 Ft x 4.50 Ft

Foyer 11.08 Ft x 4.25 Ft

Dining room 18.00 Ft x 9.75 Ft

Listing Presented By:



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First Place Realty

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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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