



## 2031 34 Avenue Calgary Alberta

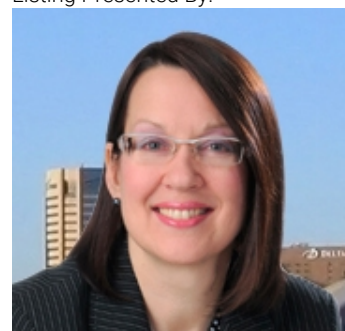
\$440,000

Presenting a Loft in the Loop! Not just a home, it's a lifestyle! This FULLY RENOVATED townhome captures the trendy vibe of Marda Loop. Every detail has been thoughtfully updated, blending modern amenities with a trendy aesthetic for a perfect balance of comfort and style. With over 1700 ft<sup>2</sup> of developed space in this 18+ home! Notice the detail that has gone into this renovation, like the contemporary covers on the baseboard heaters, sleek iron stair railing, and thoughtful storage solutions through out. This home is full of extras like the HEAT PUMP delivering both air-conditioning and heat, BAR FRIDGE and the WHOLE-HOUSE AUDIO SYSTEM controlled easily by your phone to name a few. The main floor features an open concept kitchen complete with brand new cabinetry, INDUCITION STOVE with HIDDEN RANGE FAN, BAR FRIDGE and sleek stainless-steel appliances. You'll find a half bath and LAUNDRY on the main floor. Relax in the living room under SOARING CEILINGS and enjoy the ability to entertain guests at a large dining table if you wish. The loft-style primary bedroom boasts a full 3 PIECE ENSUITE with a LUXURIOUS STEAM SHOWER and custom closet. Need that SECOND BEDROOM? A window can easily be added to the already fully finished basement to create your second bedroom. The laundry was taken from the basement to the main level, leaving space to put in a full bath. Just a few tweaks and you'll have a 2 BEDROOM, 2.5 BATH HOME. Grab a coffee from Le Comptoir across the street then come turn on some music and experience this home for yourself. (id:6769)

2pc Bathroom 13.00 Ft x 8.50 Ft  
 Kitchen 11.00 Ft x 10.50 Ft  
 Dining room 9.50 Ft x 6.50 Ft  
 Living room 18.00 Ft x 10.50 Ft

2pc Bathroom 9.50 Ft x 5.00 Ft  
 Primary Bedroom 14.00 Ft x 12.50 Ft  
 4pc Bathroom 9.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
 RE/MAX Realty Professionals

<https://www.sallybefus.com/>

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

773 Glenmore rd , Calgary, British  
 Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net