



## 28 34 Avenue Calgary Alberta

\$525,000

AMAZING FULLY FINISHED TOWNHOME in ERLTON with LOW CONDO FEES, healthy reserve and lots of NATURAL LIGHT! Move in ready 2 bedrooms with 2.5 bathrooms, beautiful curb appeal located on a quiet no thru street walking distance to 4th street and All amenities! Fabulous OPEN CONCEPT LAYOUT on the Main floor including a Spacious Living Room featuring an abundance of windows and lots of furniture options! Upgraded lighting fixtures make the main floor really feel inviting and cozy, if you enjoy entertaining this is truly the space to host friends and family. Gorgeous Black Granite counters with Stainless Appliances, trendy backsplash and enough space for 4 Island chairs! Adjoining dining nook space is perfect as it is placed with lots of SOUTH WINDOWS! The main and Upper floors feature NO CARPET and light maple Hardwood including the stairwell making for allergy free living. Completing the main floor is the main powder room with built in cabinets for storage and convenience. Upstairs is the MASSIVE Primary Suite with a shared 4 piece En-suite! Beautiful space with a Very Spacious Walk-in closet, the Second bedroom is Spacious and can host a Queen Bed set! The Lower level is perfect for Relaxing and enjoying the cozy nights in front of your Gas Fireplace big bright windows and a host of options to add in a Murphy bed or home office space! Lots of storage and a Full 4 piece Bathroom with a DEEP SOAKER TUB! Enjoy your evenings on your front porch with a quiet cocktail or enjoy the morning sun with a Cup of coffee ..make it your new home! One parking stall plus Free unlimited street parking! Beautiful Mature trees and a Easy commute bike or walk! This 4 unit property is a self managed condo with a healthy reserve fund and low condo fees. And with easy access to the DOWNTOWN CORE, Stampede grounds, Shopping, a quick UBER ride and ultimate Inner CITY LIVING with awesome ameniti...

Recreational, Games room 25.00 Ft x 20.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Kitchen 10.08 Ft x 7.92 Ft

Dining room 9.58 Ft x 7.75 Ft

Living room 17.83 Ft x 9.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 18.17 Ft x 12.00 Ft

Bedroom 9.33 Ft x 12.17 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX IREALTY INNOVATIONS

<http://www.calgaryhouzz.com/>



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REALTY

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