



1832 34 Avenue 2 Calgary AB

\$729,900

OPEN HOUSE SAT FEB 16 2:00 - 3:30 Take your private elevator (or stairs) up to the stunning sunny open concept living space. Wide plank hand scraped flooring flows throughout this beautiful upper floor. A generous granite island anchors the kitchen w/gas stove, wine fridge, stainless app., lots cabinets space & pantry. The eating nook opens to the N. facing deck/gas hook up. The Living/Dining room w/gas fireplace has a wall of windows & double sliding doors leading to a second South facing deck w/an outdoor gas fireplace. Upstairs you find a huge master bed. w/walk in closet, sky light, vaulted ceiling, ensuite w/steam shower & heated floor & a big third South facing deck. Two more beds., a full bath w/travertine tile complete this level. This exceptional upgraded home has over 340 ft of deck space, heated single attached garage w/storage space (shared garage), A/C, hot water on demand & is wired for automation/sound. Walk to River Park or to shopping, restaurants and entertainment in vibrant Marda Loop.

Bedroom 11'3" x 8'3"

Bedroom 9'11" x 10'9"

Master Bedroom 19'4" x 11'3"

Breakfast Nook 8'6" x 10'3"

Kitchen 15'1" x 9'

Living Room 24'10" x 19'3"

Dining Room 11'8" x 7'7"

Utility Room 7'6" x 6'10"

Other 6'5" x 6'4"



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