



1811 34 Avenue Calgary Alberta

\$289,900

Discover a condo that offers you warmth and which has been a sanctuary to its occupants. With 695 sq. ft., this residence has been maintained with love and care, making it a truly special place to live. **OPEN CONCEPT LIVING:** The spacious living, dining, and kitchen area, adorned with luxury vinyl plank (LVP) flooring, invites you to unwind and entertain. **COZY FIREPLACE:** A corner gas fireplace adds a touch of coziness to the living room, which opens to a private patio equipped with an (optional) BBQ. **BEDROOM OASIS:** The bedroom features a walk-through closet and a cheater door to the bathroom, ensuring convenience and privacy. **BRIGHT KITCHEN:** The kitchen, complete with a movable island and resurfaced countertops, is illuminated by ambient LED lighting. **VERSATILE DEN:** The den, fitted with custom cabinetry, a newly resurfaced desktop, and a storage bench, serves as a personal retreat for work or leisure. **ADDITIONAL COMFORTS:** Enjoy a full four-piece bathroom, in-suite laundry & storage room, as well as IN-FLOOR HEATING throughout. The Gateway Marda Loop complex includes **PARKING & COURTYARD:** This unit includes one surface (off-street) parking stall as well as **DIRECT PATIO ACCESS** to the ample street parking along 34th Avenue and offers access to a landscaped courtyard. **PRIME LOCATION:** Situated close to Marda Loop, this condo offers unparalleled convenience. A 10-minute walk reveals a safe and trendy neighbourhood, with shops, cafes, and more. This condo's unique patio entrance, custom-built office in the den, and additional storage set it apart. **UPDATES INCLUDE** refinished countertops, LED strip lighting, and a custom-built corner office. **NOTABLE FEATURES:** Street-level entrance | Natural gas fireplace & BBQ hookup | In-floor heating | Bedroom-bathroom cheater-door | Custom built-in office with newly resurfaced countertops | Fibre optics already installed! | Visi...

Living room 11.67 Ft x 15.75 Ft
Dining room 9.25 Ft x 8.08 Ft
Kitchen 8.75 Ft x 11.92 Ft
Den 8.83 Ft x 12.50 Ft
Other 4.83 Ft x 6.17 Ft

Laundry room 6.92 Ft x 5.75 Ft
Other 8.00 Ft x 4.92 Ft
Other 8.00 Ft x 4.58 Ft
Primary Bedroom 10.17 Ft x 12.08 Ft
4pc Bathroom 8.00 Ft x 4.00 Ft

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