



1538 34 Avenue Calgary Alberta

\$799,900

Located in the heart of Marda Loop, this oversized townhome offers 2,242 sq ft of thoughtfully designed living space, with room sizes and a layout rarely found in the area and comparable to many duplex and infill homes. Enjoy a walkable inner-city lifestyle close to shops, restaurants, parks, top schools, and Sandy Beach Dog Park, with an easy commute downtown. The open-concept main floor features a well-appointed kitchen with quartz countertops, a gas range, Bosch dishwasher, dark walnut cabinetry, and engineered white oak hardwood floors. A dedicated dining area flows into an impressive living room with large south-facing windows & a fireplace, creating a bright, welcoming space for everyday living and entertaining. An oversized deck extends the living space outdoors. A main-floor bedroom with a private deck offers excellent flexibility and can also be used as a home office, gym or guest room. Upstairs, the spacious primary suite features a private balcony, a walk-in closet with skylight and built-ins, and a well-finished ensuite with heated floors, double sinks, a soaker tub, and an oversized shower. Two additional bedrooms, a full bath, and a convenient upper laundry complete the upper level. The entry level provides ample storage and low-maintenance inner-city living in one of Calgary's most desirable neighbourhoods. (id:6769)

Dining room 10.50 Ft x 13.42 Ft
Kitchen 11.42 Ft x 14.25 Ft
2pc Bathroom 5.33 Ft x 4.92 Ft
Furnace 7.42 Ft x 6.92 Ft
Living room 20.50 Ft x 16.75 Ft
Other 20.33 Ft x 8.42 Ft
Bedroom 11.17 Ft x 10.00 Ft
Other 11.58 Ft x 8.00 Ft
Bedroom 11.17 Ft x 11.75 Ft

4pc Bathroom 5.75 Ft x 8.50 Ft
Bedroom 9.08 Ft x 11.25 Ft
Laundry room 5.83 Ft x 8.17 Ft
Primary Bedroom 13.42 Ft x 18.58 Ft
5pc Bathroom 6.17 Ft x 18.67 Ft
Other 7.00 Ft x 2.33 Ft
Other 11.58 Ft x 5.33 Ft
Foyer 8.42 Ft x 11.83 Ft

Listing Presented By:



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