

1811 34 Avenue Calgary Alberta

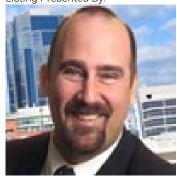
\$289,900

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 fourpiece 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 \times 5.75 Ft
Other 8.00 Ft \times 4.92 Ft
Other 8.00 Ft \times 4.58 Ft
Primary Bedroom 10.17 Ft \times 12.08 Ft
4pc Bathroom 8.00 Ft \times 4.00 Ft

Listing Presented By:



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