



1811 34 Avenue Calgary Alberta

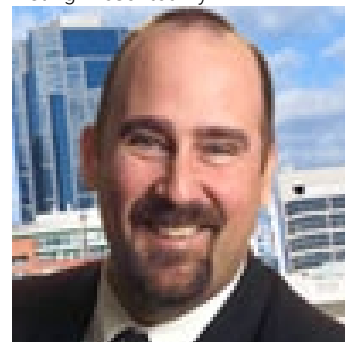
\$330,000

Welcome to this charming pet friendly, top floor, one-bedroom loft in trendy Marda Loop, just steps from local shops and restaurants! The spacious freshly painted, open-concept design includes a full 4-piece ensuite bathroom upstairs and a half bath on the main floor. The unit has soaring vaulted ceilings, with a spiral staircase feature leading to the lofted bedroom, offering extra space for a library or office area overlooking the main living room. Enjoy the convenience of in-suite laundry room and storage, with another entry door on the second level for easy access on moving day. The open concept main floor offers an L-shaped kitchen, with room to add an island, a dining nook and a spacious living room with brand new carpet. Plus, this property boasts one of the largest underground titled parking spaces (large enough to fit a truck and a motorcycle!) and fully enclosed storage unit right next to it! Relax and entertain on your top floor balcony with a gas hookup for BBQs. The low condo fees cover ALL utilities: heat, electricity, and water/sewer and the building is well managed with excellent reserves. The appeal and lifestyle of Marda Loop is only improving with the revitalization to the Main Streets on 33rd Ave & 34th Ave. Within walking distance to the shops and restaurants Marda Loop offer, and also close to natural beauty along the river. A short drive (or scooter ride!) to downtown and the nightlife on 17 Ave. Conveniently located near schools, parks, playgrounds, transit, and more. Don't miss out on this move-in ready unit! (id:6769)

Living room 17.33 Ft x 13.08 Ft
 Kitchen 12.25 Ft x 7.00 Ft
 Dining room 8.00 Ft x 6.17 Ft
 Foyer 5.67 Ft x 5.08 Ft
 2pc Bathroom 4.92 Ft x 4.83 Ft

Other 10.17 Ft x 5.50 Ft
 Primary Bedroom 20.42 Ft x 13.17 Ft
 4pc Bathroom 7.83 Ft x 4.83 Ft
 Laundry room 7.92 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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