# \$399,000 - 205, 1811 34 Avenue Sw, Calgary

MLS® #A2239863

# \$399,000

2 Bedroom, 2.00 Bathroom, 876 sqft Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in the heart of Calgary's vibrant Altadore community. Perfectly located just minutes from Marda Loop's shops, cafes, and parks, this second-floor unit offers modern comfort with a touch of sophistication.

Step inside to discover newly installed luxury vinyl plank flooring that flows through the spacious main living areas. The kitchen is both functional and stylish, featuring warm maple cabinetry, a central island with raised breakfast bar, sleek appliances, and a garburator.

The inviting living room is anchored by a cozy corner gas fireplaceâ€"ideal for Calgary's cooler eveningsâ€"and bathed in natural light thanks to west-facing windows and a large private balcony that's perfect for relaxing or entertaining well into the evening.

Both bathrooms have been updated with Italian ceramic tile and new fixtures. The primary suite includes a 3-piece ensuite, while the second bedroom and 4-piece main bathroom offer flexible living arrangements for guests, roommates, or a home office.

Additional highlights include: In-suite laundry and generous storage space, heated underground parking (Stall A29, which is steps away from the elevator), Quiet,

well-maintained building with elevator access and ample visitor parking and

Low-maintenance condo living with fees that include heat, electricity, water, and more. With over 880 sq. ft. of thoughtfully designed







living space and a location that can't be beat, this home is ideal for young professionals, couples, or anyone seeking the ultimate inner-city lifestyle.

Don't miss your opportunity to own in one of Calgary's most desirable neighborhoods. Book your private showing today!

Built in 2001

#### **Essential Information**

MLS® # A2239863
Price \$399,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 876
Acres 0.00
Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 205, 1811 34 Avenue Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T2B9

#### **Amenities**

Amenities Parking, Trash, Secured Parking, Storage

Parking Spaces 1

Parking Heated Garage, Stall, Underground, Parkade, See Remarks, Titled

#### Interior

Interior Features No Animal Home, No Smoking Home, Storage, See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Natural Gas, In Floor

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, See Remarks

# of Stories 3

Basement None

#### **Exterior**

Exterior Features Balcony, Courtyard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 18th, 2025

Days on Market 106
Zoning M-C1

## **Listing Details**

Listing Office Graham Realty Inc.

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