

# \$439,900 - 3, 2027 34 Avenue Sw, Calgary

MLS® #A2218559

**\$439,900**

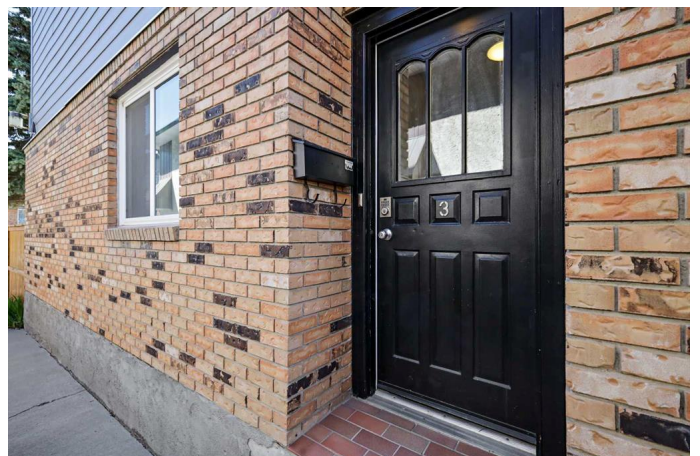
2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to Marda Loop! This beautifully updated 2-bedroom, 2-bathroom townhome offers over 1,000 sq ft of well-designed living space in one of Calgary's most vibrant and walkable communities. Tucked in the quiet corner of the complex, this home boasts a sun-drenched, south-facing private backyard—perfect for morning coffees, summer BBQs, or an evening glass of wine under the stars.

Step inside and enjoy a thoughtfully laid out floor plan featuring a bright living area, functional kitchen, and ample space for dining and entertaining. The secondary bedroom on the main level make a welcoming guest room or a functional home office. Guests have the convenience of a full 3-piece bathroom on this level. Head upstairs to a lofty safe haven. The entire upper level is the primary retreat - a bedroom large enough for a king-sized bed and an ensuite bathroom. Imagine sipping on your morning coffee from the bedroom balcony, or enjoying your favourite book in the evening. From top to bottom, this property is riddled with storage space. There are closets tucked around all corners and the lower level is an untouched canvas for your imagination. This townhome is a hidden gem is walking distance to trendy local businesses in Marda Loop. It is conveniently located close to main roads such as 33 Avenue and Crowchild Trail for easy access to the nearby Sandy Beach, River Park, and other areas of Calgary.



NOTEWORTHY: Building was updated with new windows and Hardie Board exterior in 2018 | Dedicated parking stall | In-suite laundry | Updated stainless steel appliances. This is your chance to live in a trendy, established neighbourhood with all the conveniences of urban living and a cozy community feel. Check out the 3D virtual tour or better yet - book an appointment and take a look in person!

Built in 1980

**Essential Information**

MLS® #	A2218559
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	3, 2027 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C4

**Amenities**

Amenities	Parking, Trash
Parking Spaces	1
Parking	Alley Access, Assigned, Parking Pad, Paved, Stall

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony, Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle, Rubber, Fiberglass
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	7
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.