

# \$650,000 - 1710 34 Avenue Sw, Calgary

MLS® #A2203895

**\$650,000**

2 Bedroom, 4.00 Bathroom, 1,359 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

## MODERN COMFORT MEETS INNER-CITY CONVENIENCE!

This stunning end-unit townhouse offers 1,827 sq. ft. of beautifully designed living space, featuring 2 spacious bedrooms and 3.5 bathrooms, in the highly sought-after community of South Calgary! Thoughtfully designed across three levels, this home boasts a bright and open layout, high-end upgrades, and an unbeatable location—just steps from the vibrant Marda Loop.

The main floor welcomes you with an abundance of natural light, thanks to oversized windows that frame the elegant living and dining area. A cozy gas fireplace adds warmth and charm, while the beautifully modernized kitchen steals the show with custom cabinetry, premium stainless steel appliances, and sleek finishes. From here, step out to your private backyard, perfect for summer gatherings, complete with direct access to your detached single garage.

The second level is designed for comfort and versatility, featuring two generously sized bedrooms—each with its own spa-like ensuite. The laundry is also located on this floor. On the top floor, the possibilities are endless! A flexible bonus room with a south-facing balcony provides the perfect space for a home office, media lounge, fitness area, or even a full-floor bedroom retreat.

The fully developed basement extends your living space with a large family/recreation room and an additional three-piece bath, perfect for



entertaining or relaxing.

This exceptional home has been extensively upgraded with over \$40,000 in renovations over the years, including:

- Full interior repaint,
- Modernized bathrooms with sleek finishes,
- New vinyl flooring,
- Upgraded baseboards & stylish new lighting fixtures,
- Brand new dishwasher,
- Air conditioning for year-round comfort,

Beyond the home itself, the location is unbeatable! Located in Marda Loop—one of Calgary's best inner-city neighborhoods—you're just steps from parks, trendy boutique shops, top-rated restaurants, and vibrant cafés. Plus, a community garden on one side enhances privacy without blocking your view, giving you the perfect blend of urban convenience and peaceful surroundings.

With very low condo fees \$225/month, exceptional upgrades, and a prime location, this home is a rare find. Don't miss the opportunity to make it yours and be part of this community—schedule a showing with your favourite realtor today!

Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203895    |
| Price          | \$650,000   |
| Bedrooms       | 2           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,359       |
| Acres          | 0.00        |
| Year Built     | 1998        |
| Type           | Residential |

Sub-Type Row/Townhouse  
Style 3 Storey  
Status Active

### Community Information

Address 1710 34 Avenue Sw  
Subdivision South Calgary  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T 2B6

### Amenities

Amenities None  
Parking Spaces 1  
Parking Single Garage Detached  
# of Garages 1

### Interior

Interior Features Storage, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Range  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Balcony, Private Yard  
Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Treed  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025



|                |      |
|----------------|------|
| Days on Market | 7    |
| Zoning         | M-C1 |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.