

6, 1729 34 Avenue SW  
Calgary, Alberta

MLS # A2306679



## \$544,900

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,808 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Opportunities like this in Altadore are hard to find. Offering over 1,800 sq ft above grade across three levels, this 3-bedroom, 3-bathroom townhome stands out as one of the best values currently available in both Altadore and South Calgary. The main floor is designed for easy living and entertaining, featuring hardwood flooring, high ceilings, and a gas fireplace that anchors the space. The kitchen offers granite countertops, stainless steel appliances, ample cabinetry, and a functional breakfast bar that connects seamlessly to the dining area. A convenient 2-piece bathroom completes the level. The second floor includes two generously sized bedrooms, including one with a walk-in closet, a full 4-piece bathroom, and upper-level laundry. The entire top floor is dedicated to a spacious primary retreat, complete with a walk-in closet, Juliet balcony, and a well-appointed 5-piece ensuite with dual sinks, a soaker tub, and separate shower. A tandem 2-car attached garage provides secure parking for two vehicles, along with additional storage space in the partially finished basement. Condo fees offer excellent value, covering most utilities for simplified monthly budgeting (electricity excluded). Located just minutes from River Park, Sandy Beach, and the shops and restaurants of Marda Loop, with quick access to downtown, this home offers the space, layout, and location buyers are searching for at a price point that is rarely available in this area.