



\$ 385,000.00

## 14 2001 34 AVENUE SW CALGARY

<https://paulbrinton.com>

MOVE-IN READY TOWNHOME IN DESIRABLE MARDALoop - PERFECT FOR A FIRST TIME BUYER, INVESTOR, OR URBAN PROFESSIONAL! This exceptionally well maintained 2 bedroom, 2 bathroom townhome is minutes from restaurants, coffee shops, grocery stores, Sandy Beach Park, and a quick 8-minute drive to the downtown core! Elevated with modern finishings,...

- 2 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1157958

**Type:** Row/Townhouse

**Bedrooms:** 2

**Status:** Active

**Year built:** 2003

**Parking:** Single Garage Attached

**Post Updated:** 2021-11-04 21:18:42

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/04/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Association Amenities:** Visitor Parking

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Interior Features:** No Animal Home,No  
Smoking Home,Separate Entrance,Storage

**Roof Type:** Asphalt Shingle

**Total Parking:** 1

**Flooring:** Carpet,Laminate,Tile

**Fireplace Features:** Gas

**Exterior Features:** Private Entrance

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Low Maintenance  
Landscape,Private,See Remarks

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Basement

**Levels:** Two

**Zoning:** M-C1



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 14

**Suite:** No

**Appliances:** Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings,Wine Refrigerator

**Subdivision Name:** Altadore

**Restrictions:** None Known

**List Price Square Foot:** \$ 336.27

**Photo Count:** 29

**Unit Exposure:** N

**Construction Materials:** Stucco,Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 1144.93

**Structure Type:** Five Plus

