



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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1532 34 Avenue SW  
Calgary, Alberta

MLS # A2265864



**\$510,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Calgary                                                          |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                                  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey, Attached-Side by Side                              |               |                   |
| <b>Size:</b>     | 1,631 sq.ft.                                                           | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 2                                                                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Garage Faces Rear, Single Garage Detached                              |               |                   |
| <b>Lot Size:</b> | -                                                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Ur |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 440

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** refrigerator, stove, dishwasher, microwave, washer, dryer, window coverings, light fixtures, garage door opener(s), Ceiling fan in loft, Mini-Fridge/Bar-Fridge, White cabinets in basement laundry room x 2

OPEN HOUSE THIS SAT NOV 8TH/ SUN NOV 9TH 1-4PM. Welcome to the heart of South Calgary! This bright and inviting townhome offers over 1600 sq. ft. of comfortable living just steps from Marda Loop's cafes, parks, and local shops. The main floor features a welcoming open layout, A vibrant kitchen with quartz counter tops - hardwood floors and a cozy three-sided gas fireplace — perfect for relaxing or entertaining. Upstairs you'll find two spacious bedrooms, a full bath, and a versatile loft with vaulted ceilings and large dormer windows on each end. Ideal as an office, gym, studio, or guest retreat. A small private courtyard provides space for the family dog, a BBQ or a quiet spot to unwind, with convenient access to the single detached garage. Part of a self-managed four-unit complex, this home blends everyday comfort with inner-city convenience — just 10 minutes from downtown Calgary - Walking distance to public library, South Calgary pool and River park off-leash dog park.