

# \$387,000 - 319, 1811 34 Avenue Sw, Calgary

MLS® #A2231772

**\$387,000**

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Welcome to Your Dream Condo in the Heart of Marda Loop! This stunning well-maintained condo offers the perfect blend of elegance, comfort, and urban convenience. Featuring 2 spacious bedrooms, 2 full bathrooms, vaulted ceilings, and a gorgeous fireplace, this unit is designed to impress. Enjoy the luxury of underground heated parking, a private storage locker, and in-suite laundry, all within a pet-friendly, well-managed building. Step inside and be captivated by the bright, open-concept living space with large windows that flood the unit with natural light. The kitchen boasting quartz countertops, upgraded sink, adequate cabinetry, and stainless steel appliances (Less than 5 years old). The dining area is perfectly sized for hosting friends or enjoying quiet meals at home. The primary bedroom is a true retreat, featuring a walk-in closet and a remarkable ensuite bathroom. The second bedroom is generously sized and conveniently located next to a 4-piece bathroom. Step out onto your private balcony to entertain, BBQ, or simply relax while enjoying views of the vibrant neighborhood. Located in the heart of Altadore, this condo is just steps away from the state-of-the-art Marda Loop community—one of Calgary's most desirable urban hubs. Enjoy walkable access to: Trendy caf  s, boutique shops, and local restaurants. Grocery stores, fitness studios, and professional services. Parks, playgrounds, and the river pathways. Public transit and a quick commute to



downtown Calgary (less than 10 minutes).  
Marda Loop is undergoing exciting revitalization, with upgrades to 33rd and 34th Avenue enhancing the charm and livability of the area. Whether you're a first-time buyer, a professional seeking a stylish home, or an investor looking for a prime location, this condo offers unmatched value and lifestyle. Don't miss your chance to live in one of Calgary's most dynamic and walkable communities. Schedule your viewing today and experience the beauty and convenience of Marda Loop living!

Built in 2002

### Essential Information

MLS® #	A2231772
Price	\$387,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	319, 1811 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2B9

### Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking, Storage
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Parking Spaces	1
Parking	Underground

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame

### Additional Information

Date Listed	June 18th, 2025
Days on Market	83
Zoning	M-C1

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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