



205, 1811 34 Avenue SW  
Calgary, Alberta

MLS # A2307266



**\$369,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	876 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 665
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Storage		

**Inclusions:** n/a

Modern Living in the Heart of Marda Loop! Experience the ultimate inner-city lifestyle in this beautifully updated 2-bedroom, 2-bathroom condo at Gateway Marda Loop. This bright, west-facing unit features luxury vinyl plank flooring and a stylish kitchen complete with maple cabinetry, a central island with a raised breakfast bar, and a functional pantry. Relax by the corner gas fireplace in the spacious living room or enjoy the evening sun on your private balcony. The primary suite offers a walk-in closet and private 3-piece ensuite, complemented by a second bedroom and an updated main bath with Italian ceramic tile. With heated underground parking just steps from the elevator and condo fees that include heat, water, and electricity, this is low-maintenance living at its finest. Walk to your favorite cafes, parks, and shops—book your showing today!