

# \$569,995 - 12, 1729 34 Avenue Sw, Calgary

MLS® #A2207644

**\$569,995**

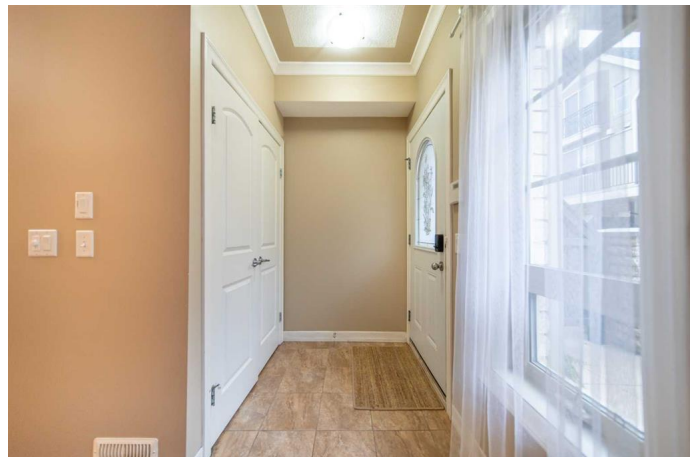
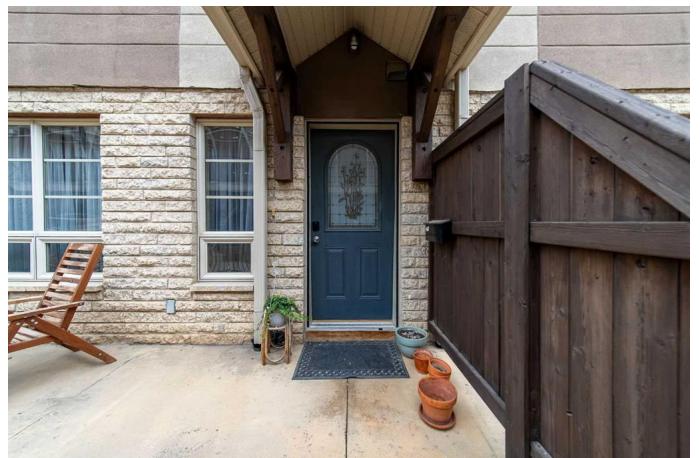
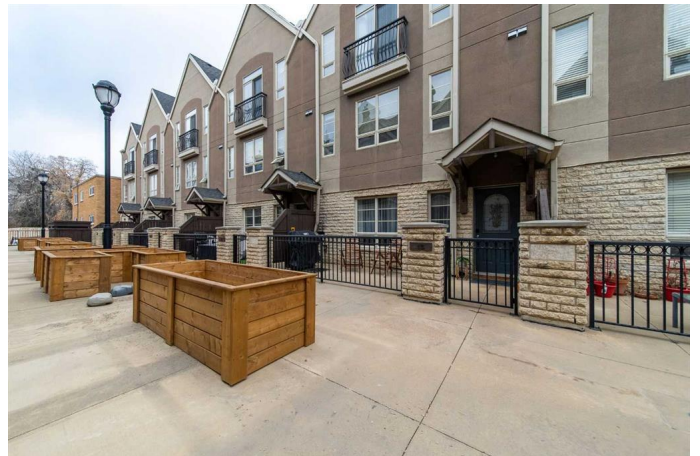
3 Bedroom, 3.00 Bathroom, 1,746 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to this stylish 3-bedroom, 2.5-bath townhouse located in the heart of Calgary's vibrant Marda Loop shopping district. Designed with modern living in mind, this home offers an open-concept layout that's perfect for entertaining. The kitchen features sleek granite countertops, stainless steel appliances, and ample cabinetry, making it a chef's dream. The sunlit dining and living areas flow seamlessly, with large windows inviting in natural light. Step outside to your private south-facing patio, ideal for relaxing or hosting guests. On the second floor, you'll find two spacious bedrooms, a family bath, and a convenient laundry room. The third floor is dedicated to the luxurious primary suite, offering a peaceful retreat with a spa-inspired ensuite. Enjoy the added convenience of a private attached heated underground garage, providing secure parking and additional storage. There are also two underground visitor parking stalls for your guests. This home also features plenty of tech upgrades like smart door lock, thermostat and switches for ease of lifestyle. Located just steps from trendy cafes, boutiques, and parks, this townhouse truly combines urban living with modern comfort. Don't miss your chance to call this Marda Loop gem home!

Built in 2005

## Essential Information



MLS® #	A2207644
Price	\$569,995
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,746
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	12, 1729 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2B7

### Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Single Garage Attached, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Crown Molding, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Finished, Partial

## Exterior

Exterior Features BBQ gas line, Courtyard, Lighting

Lot Description Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 4th, 2025

Days on Market 3

Zoning M-C1

## Listing Details

Listing Office RE/MAX First

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