

\$379,000 - 5, 2031 34 Avenue Sw, Calgary

MLS® #A2246337

\$379,000

2 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.16 Acres

Altadore, Calgary, Alberta

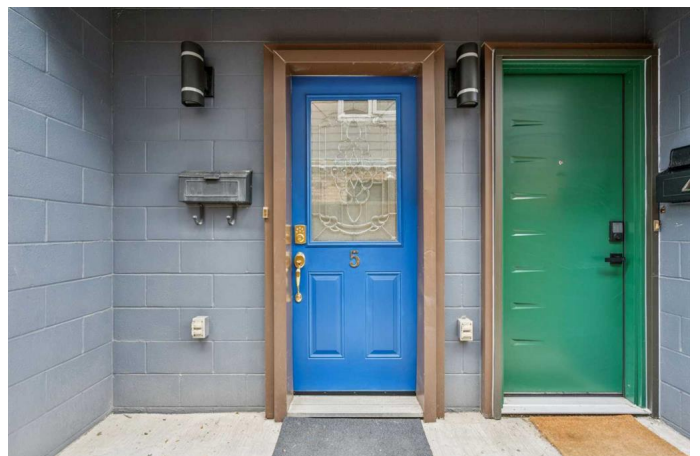
OPEN HOUSE, SAT AUGUST 16 from 1PM-3PM | Welcome to this beautifully designed multi-floor townhouse located on one of Altadore's most desirable streets "34th Avenue SW. Offering the perfect blend of privacy and walkability, this home is just steps from all the vibrant amenities of Marda Loop including cafes, restaurants, boutique shopping, groceries, fitness studios, and more. Enter through your private ground-level entrance into an inviting foyer. Up a flight of stairs, you'll find the main living level, featuring a thoughtfully designed layout with vaulted ceilings and abundant natural light. The kitchen offers ample counter space and storage, while the dining area and breakfast nook make entertaining and everyday living a breeze. A full 4-piece bathroom completes this level.

Upstairs, retreat to your private master suite, complete with a 3-piece ensuite bathroom, creating a peaceful sanctuary away from the main living spaces.

Downstairs, the bedroom room can be used as a home office, gym, or media room. The laundry area and generous storage space round out this lower level, offering functionality and flexibility for modern living.

Additional features include: assigned parking, low-maintenance living, and pet-friendly building (with board approval). Condo fee includes everything except electricity.

Unbeatable location: 5-minute walk to Marda Loop shops & restaurants, 3-minute walk to



Garrison Square & River Park, 10-minute drive (or quick transit ride) to downtown Calgary, and close to Mount Royal University, Sandy Beach, off-leash parks, and top-rated schools. This is urban living at its finest—don't miss your chance to own a unique, multi-level home in one of Calgary's most sought-after inner-city communities.

Built in 1979

Essential Information

MLS® #	A2246337
Price	\$379,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,088
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	5, 2031 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2C4

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall, Assigned

Interior

Interior Features	Separate Entrance, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	8
Zoning	M-C1

Listing Details

Listing Office	RE/MAX House of Real Estate
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