

\$510,000 - 1532 34 Avenue Sw, Calgary

MLS® #A2265864

\$510,000

2 Bedroom, 2.00 Bathroom, 1,631 sqft

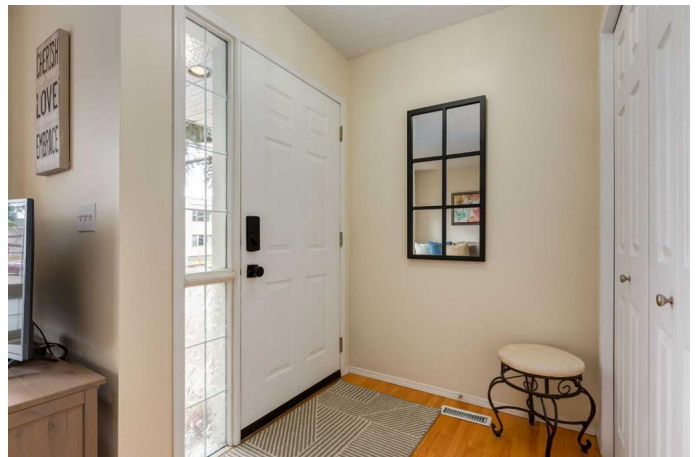
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

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 caf  s, 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.



Built in 1996

Essential Information

MLS® # A2265864

Price \$510,000

Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,631
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	1532 34 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2A9

Amenities

Amenities	Laundry, Parking, Secured Parking
Parking Spaces	1
Parking	Garage Faces Rear, Single Garage Detached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Underground Sprinklers, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	9
Zoning	M-C1

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.