

# \$335,000 - 302, 1811 34 Avenue Sw, Calgary

MLS® #A2222555

**\$335,000**

1 Bedroom, 2.00 Bathroom, 611 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to Gateway Marda Loop! Located in the sought after trendy Marda Loop, this stunning, pet friendly professionally renovated 1-bedroom, 1.5-bathroom end-unit loft offers a perfect blend of urban design and sophisticated living. Step inside and be welcomed by a stylish 2-piece bathroom with an eye-catching exposed brick feature wall that adds warmth and character. Moving into the heart of the home, the beautifully renovated open-concept kitchen features modern cabinetry, quartz countertops, stainless steel appliances, and open wood shelving. A subway tile backsplash and upgraded lighting complete the bright, functional space—ideal for cooking and entertaining. Adjacent to the kitchen, the sun-drenched living area is framed by soaring 21'™ ceilings and expansive windows with motorized upper blinds. Heated newly polished and sealed concrete floors add contemporary flair and cozy comfort throughout the main level. This corner unit benefits from both eastern and southern exposure, flooding the space with natural light throughout the day. To Finish off the main floor and beautifully integrated under the stairs, the custom built-in features a functional desk and drawers perfect for a home office, floating oak shelves, and a sleek console with concealed cabinetry—ideal for additional storage or a beverage center. As you venture up the stairs the loft bedroom overlooks the living space and provides an airy retreat. A walk-in closet



with fully custom built-ins ensures ample organization and storage. The upper level also includes a renovated 4-piece bathroom with stacked laundry and tile flooring, offering both practicality and modern appeal. Additional features of this unit include titled heated underground parking, plenty of visitor parking, resident bike storage, condo fees that cover heat, electricity, water/sewer, a wall mounted A/C unit and a gas hookup on the balcony. Just a short walk to shops, cafes, restaurants, and easy access to downtownâ€™Donâ€™™t miss your chance to experience the best of Marda Loop living!

Built in 2002

### Essential Information

MLS® #	A2222555
Price	\$335,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	611
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### Community Information

Address	302, 1811 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2B9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Ceiling Fan(s), Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	22
Zoning	M-C1

### Listing Details

Listing Office	Greater Calgary Real Estate
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