

# \$535,000 - #1, 18 34 Avenue Sw, Calgary

MLS® #A2251876

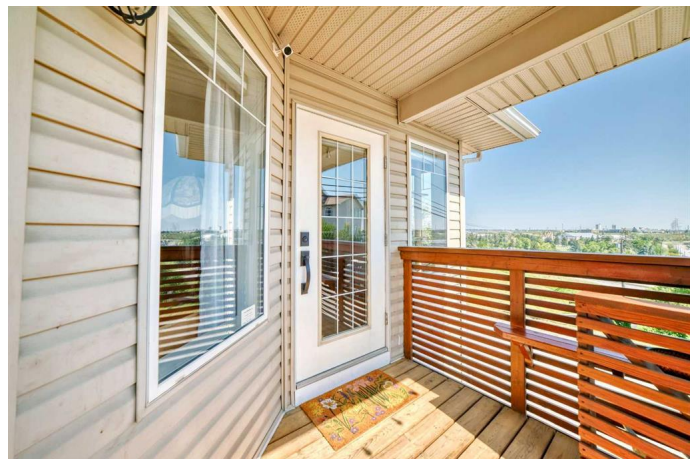
**\$535,000**

2 Bedroom, 4.00 Bathroom, 1,175 sqft

Residential on 0.14 Acres

Erlton, Calgary, Alberta

**\*\*OPEN HOUSES CANCELED FOR TUESDAY AND THURSDAY\*\*** Wonderful opportunity to live in the Erlton/Roxboro area! This bright and welcoming corner unit townhome has no structures limiting exposure or views on the East side. Close to many amenities such as MNP Centre, Stampede Park, MacLeod Trail, Mission District, LRT, schools, and shopping areas such as Britannia, Chinook Centre, and 17th Ave. This unit features recent upgrades including new carpet, vinyl plank flooring, renovated main floor bathroom (2021) and newly installed top down-bottom up blinds (2024). The kitchen features granite countertops, double underneath sink, bar seating for three, ample storage, and recent upgrades including gas range, ceramic backsplash and stainless appliances (2021). Two bedrooms on the Upper level with separate 4 Pce bath and Master Ensuite with a walk-in closet. The lower level is developed and has its own kitchenette which includes an extra refrigerator and microwave coupled with a 3 Pce bathroom and is accessible by the side entrance. The cozy South facing front porch was extended in 2014 and includes additional storage underneath. The proximity to the Barley Belt, river pathways, and numerous restaurants and shops offers endless possibilities. This small owner managed condo with long term owners and low monthly fees make this a rare opportunity to buy in this great location!



Built in 2001

## Essential Information

MLS® #	A2251876
Price	\$535,000
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,175
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	#1, 18 34 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Z2

## Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Pad
# of Garages	1

## Interior

Interior Features	Granite Counters, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Purifier, Gas Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Landscaped, Level, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 28th, 2025
Days on Market	11
Zoning	M-CG d72

**Listing Details**

Listing Office	The Real Estate Company
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