

\$625,000 - 14, 1729 34 Avenue Sw, Calgary

MLS® #A2202783

\$625,000

3 Bedroom, 3.00 Bathroom, 1,781 sqft
Residential on 0.00 Acres

Altadore, Calgary, Alberta

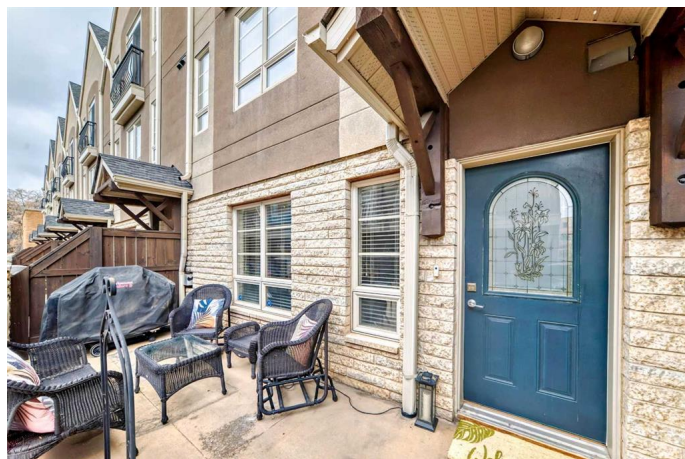
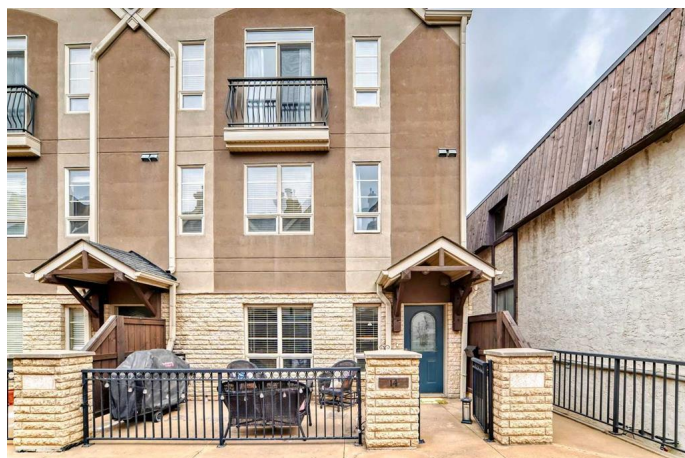
*** OPEN HOUSE APRIL 6, 12PM-3PM ***

This beautifully updated 3-storey end-unit townhouse offers a quiet escape in the sought-after Montecito Building, facing south onto a peaceful courtyard. The main floor features an open-concept layout with 9 ft ceilings, a spacious living area highlighted by a cozy gas fireplace, and an updated kitchen with new countertops and backsplash (2024), and stainless steel appliancesâ€”perfect for entertaining.

Upstairs, two bright bedrooms provide ample space, complemented by a 4-piece bathroom and a convenient laundry area with a new LG washer/dryer tower (2025).

The top level is a private master retreat, boasting vaulted ceilings, a Juliette balcony, and a stunning walk-in closet with custom California Closet built-ins. The elegant 5-piece ensuite offers the perfect place to relax and unwind after a long day.

The heated underground tandem garage provides secure, direct access to the unit and offers exceptional storage. Condo fees cover all utilities except electricity, making it easy to manage your expenses and enjoy a hassle-free lifestyle. Just a short walk to Marda Loopâ€™s vibrant shops, cafes, and all the amenities the area has to offer, with a quick commute downtown. Gas/Water/Sewer are included in monthly condo fee. This home is a



unique find that won't last long!

Built in 2005

Essential Information

MLS® #	A2202783
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,781
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	14, 1729 34 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2B7

Amenities

Amenities	Secured Parking
Parking Spaces	2
Parking	Garage Door Opener, Parkade, Tandem, Plug-In
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Range

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Courtyard, Lighting, Private Entrance, Uncovered Courtyard
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	16
Zoning	M-C1

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.