

# \$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

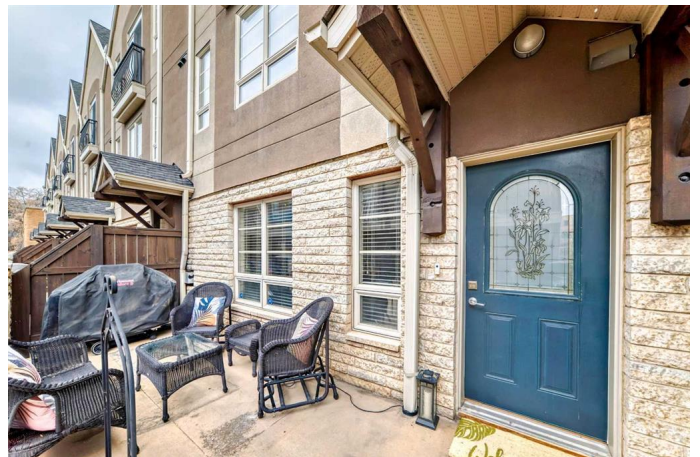
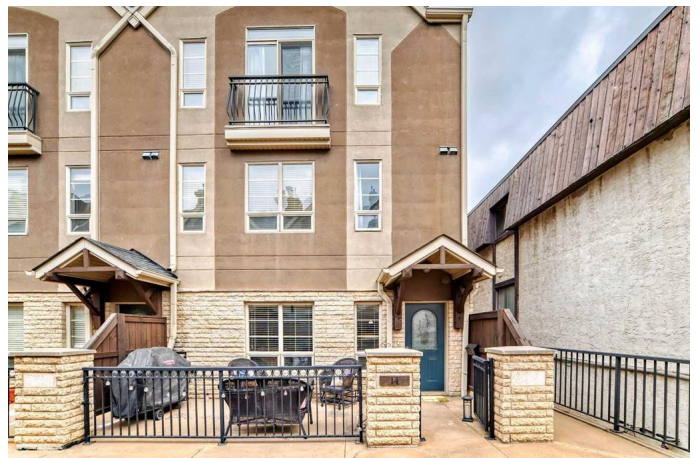
Altadore, Calgary, Alberta

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 appliances—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 Loop'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, Tandem, Plug-In, Parkade |
| # of Garages   | 2  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Chandelier, Double Vanity, High Ceilings, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Ceiling Fan(s), Closet Organizers, Stone Counters, Soaking Tub, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Freezer, 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 | Lighting, Private Entrance, Courtyard, 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 | 21               |
| Zoning         | M-C1             |

### **Listing Details**

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

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