

# \$549,900 - 6, 1729 34 Avenue Sw, Calgary

MLS® #A2254239

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,808 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Located in the heart of sought-after Altadore, this 3 bedroom townhome offers over 1,800 sq ft of developed living space! The open main level lends itself to entertaining & presents hardwood floors & high ceilings, showcasing the living room with welcoming corner fireplace, dining area & lovely kitchen that's tastefully finished with granite counter tops, eating bar, plenty of storage & stainless steel appliances. A 2 piece powder room completes the main level. The second level hosts 2 generously sized bedrooms, a 4 piece bath & laundry. On the third level, is the very spacious private primary retreat featuring a Juliet balcony, walk-in closet & 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Parking is a breeze with a double tandem garage. This stylish townhome is ideally located close to River Park, vibrant Marda Loop, excellent schools, shopping, public transit & has easy access to the downtown core via 14th Street.

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2254239  |
| Price      | \$549,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,808         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6, 1729 34 Avenue Sw |
| Subdivision | Altadore             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 2B7              |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Parking                        |
| Parking Spaces | 2                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Soaking Tub, Walk-In Closet(s), Crown Molding |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                         |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Partial                                                                                                                |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Entrance          |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 46                  |
| Zoning         | M-C1                |

**Listing Details**

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

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