

\$510,000 - 1532 34 Avenue Sw, Calgary

MLS® #A2265864

\$510,000

2 Bedroom, 2.00 Bathroom, 1,631 sqft

Residential on 0.00 Acres

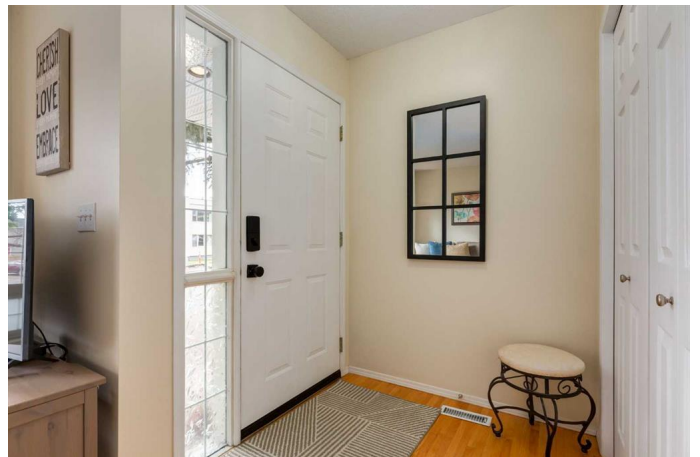
South Calgary, Calgary, Alberta

OPEN HOUSE November 1st and 2nd 2025 -
1-4PM SATURDAY and SUNDAY!

Welcome to the heart of South Calgary! This bright and inviting townhome offers over 1600 sq. ft. of comfortable living just steps from Marda Loop's caf  s, parks, and local shops. The main floor features a welcoming open layout, A vibrant kitchen with quartz counter tops - hardwood floors and a cozy three-sided gas fireplace - perfect for relaxing or entertaining. Upstairs you'll find two spacious bedrooms, a full bath, and a versatile loft with vaulted ceilings and large dormer windows on each end. Ideal as an office, gym, studio, or guest retreat. A small private courtyard provides space for the family dog, a BBQ or a quiet spot to unwind, with convenient access to the single detached garage. Part of a self-managed four-unit complex, this home blends everyday comfort with inner-city convenience - just 10 minutes from downtown Calgary - Walking distance to public library, South Calgary pool and River park off-leash dog park.

Built in 1996

Essential Information



MLS® #	A2265864
Price	\$510,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,631
Acres	0.00
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	Side by Side, 3 Storey
Status	Active

Community Information

Address	1532 34 Avenue Sw
Community	South Calgary
Condo	Z-name Not Listed
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2A9

Amenities

Amenities	Parking, Secured Parking, Laundry
Parking Spaces	1
Parking	Single Garage Detached, Garage Faces Rear
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2025
Days on Market	1
Zoning	M-C1

Listing Details

Listing Office	RE/MAX First
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