

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

MLS® #A2265864

**\$510,000**

2 Bedroom, 2.00 Bathroom, 1,631 sqft

Residential on 0.00 Acres

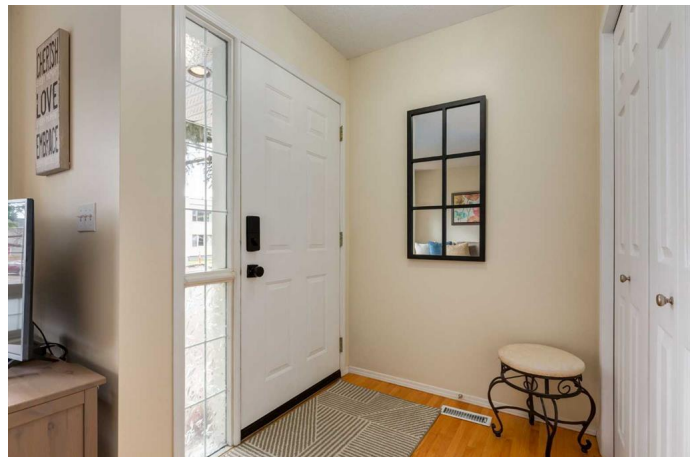
South Calgary, Calgary, Alberta

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 |
| Subdivision | South Calgary     |
| 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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