

# \$700,000 - 100, 2115 34 Avenue Sw, Calgary

MLS® #A2265567

**\$700,000**

3 Bedroom, 3.00 Bathroom, 1,279 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to this stunning semi-detached up/down bungalow in the heart of Altadore, perfectly positioned just steps from the shops and caf  s of Marda Loop and 10 minutes to downtown. With over 2,300 sq ft of thoughtfully designed living space, this home combines modern style with the ease of low-maintenance living.

The main level features an inviting open-concept design with 9-ft ceilings, hardwood floors, and a chef  's kitchen finished with quartz countertops, stainless-steel appliances, full-height cabinetry, and a spacious island for entertaining. The living area is warm and welcoming with a gas fireplace and access to a private front patio for your morning coffee or evening unwind.

The primary suite impresses with a spa-inspired 5-piece ensuite and a massive walk-in closet with custom storage.

The fully developed lower level offers a bright family room with wet bar, two additional bedrooms, a 4-piece bath, and excellent storage, ideal for guests or a home office setup.

Enjoy the convenience of a self-managed exterior-maintenance program covering snow removal and exterior upkeep, perfect for those seeking a lock-and-leave lifestyle. A newer carport and private entrance complete this exceptional home.

Experience the best of Altadore living with all the amenities and energy of Marda Loop just



outside your door, from caf  s and boutiques to vibrant community events throughout the year.

Built in 2017

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS   #        | A2265567          |
| Price          | \$700,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,279             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Residential       |
| Sub-Type       | Semi Detached     |
| Style          | Bungalow, Up/Down |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 100, 2115 34 Avenue Sw |
| Subdivision | Altadore               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T2C5                 |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Other   |
| Parking Spaces | 1       |
| Parking        | Carport |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                                                                                 |

|                 |             |
|-----------------|-------------|
| Heating         | Forced Air  |
| Cooling         | None        |
| Fireplace       | Yes         |
| # of Fireplaces | 1           |
| Fireplaces      | Gas, Mantle |
| Has Basement    | Yes         |
| Basement        | Full        |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Entrance      |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stucco, Wood Siding   |
| Foundation        | Poured Concrete       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 10                 |
| Zoning         | M-C1               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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