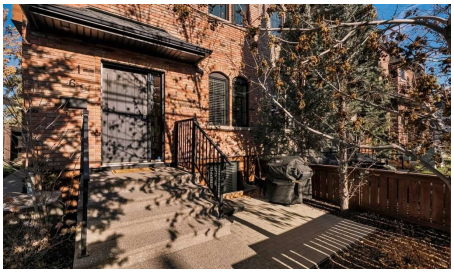
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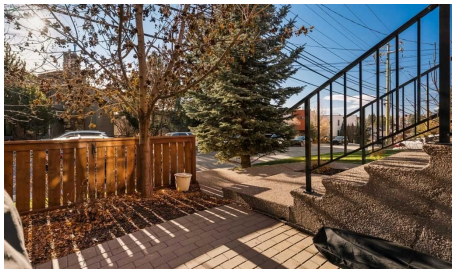
Calgary | Active | MLS® A2359028

$620,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2014**	**1,409.96 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Brick, mature trees and a fenced front patio set the tone at this townhome on a quiet stretch of Erlton. Inside, the main floor is bright and open, with wide-plank hardwood, a high ceiling and big windows that fill the living room with light. The kitchen is set up for real cooking. It has crisp white cabinetry with black hardware, granite counters, a subway tile backsplash, a peninsula with seating, a stainless appliance package with a gas range, and a walk-in pantry. The dining room has a sculpted navy feature wall and a brass chandelier, so it works for dinner parties and everyday meals alike. A powder room finishes the main level.

Upstairs, both bedrooms have their own ensuite, which works well for roommates, guests or a growing family. The primary suite gets lovely natural light and has a barn door walk-in closet. Its ensuite has a double vanity, a tiled soaker tub, a glass shower and marble-look tile. The second bedroom is generously sized and has a private full bathroom. The developed lower level adds a lot of everyday space: a family room with custom built-ins with natural wood grain counter, a third bedroom currently set up as a home office, a fitness nook, a full bathroom and laundry. Central air conditioning keeps the home comfortable through the summer. You’re a short walk from the new Calgary Flames Arena, Erlton/Stampede CTrain station, the Elbow River pathways, Lindsay Park and the shops and restaurants of Mission and 4th Street. It suits professionals, young families and anyone who wants low-maintenance inner-city living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359028
Bedrooms	3
Bathrooms	4
Year Built	2014
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,409.96 sq. ft.
Main Level Finished Area:	658.99 sq. ft.
Upper Level Finished Area:	750.97 sq. ft.
Below Grade Finished Area:	666.89 sq. ft.
Condo Fee:	$449.32
Condo Fee Includes:	Insurance, Professional Management, Reserve Fund Contributions
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2014 (Age: 12)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	3
Plan:	1512941
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Erlton
Amenities:	None
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Dining Room · 10'2" × 8'6" ·
Main Floor	Kitchen · 12' × 12' ·
Main Floor	Living Room · 16'1" × 14'6" ·
Upper Level	Bedroom · 14'3" × 12'10" ·
Upper Level	Bedroom - Primary · 16'7" × 12' ·
Upper Level	Walk-In Closet · 10'10" × 5'8" ·
Basement	Bedroom · 12' × 8'1" ·

Basement	Game Room · 25'7" × 14'11" ·
Basement	Furnace/Utility Room · 7'2" × 7'1" ·
Title to Land:	Fee Simple
Community Features:	Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Open Floorplan, Recessed Lighting, Walk-In Closet(s)
Exterior Features:	Lighting, Rain Gutters
Patio And Porch Features:	Patio
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-60-34-avenue-sw-calgary-a2359028/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.