112 1811 34 Avenue SW

Calgary | Active | MLS® A2355827

$382,500









Bedrooms	Bathrooms	Year Built	Living area
1	**2**	**2001**	**918 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

OPEN HOUSE Sunday November 8 from 12:00pm-2:00pm Picture your weekend: a latte from your favourite café, a stroll past the Marda Loop shops, and a patio night with friends, all without ever starting your car. This ground floor 1 bedroom plus den, 1.5 bathroom condo puts you right on the main strip of one of Calgary's most desirable inner city neighbourhoods. Dog lovers, take note! Sandy Beach Park is just a 15 minute walk away, with the River Park off-leash area right next door, plus Elbow River pathways, picnic sites, fire pits and playgrounds. Come summer, grab a raft and float the Elbow! Back home, over 900 sq ft of updated living awaits. The kitchen is made for gathering, with white shaker cabinets, glass-front uppers, quartz counters, stainless steel appliances, a walk-in pantry and a big island perfect for cocktail hour. Luxury vinyl plank floors flow to the living and dining area and out to your covered patio, overlooking a quiet, treed courtyard. Unwind in the spacious primary retreat with a walk-in closet and 4 piece ensuite, work from home in the den, and welcome guests with a 2 piece powder room. In-suite laundry, A/C and a titled parking stall make life easy. Even better, ALL utilities, including electricity, are covered by your condo fees. This is inner city living, Marda Loop style!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355827
Bedrooms	1
Bathrooms	2
Year Built	2001
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	918 sq. ft.
Condo Fee:	$693.10

Condo Fee Includes:	Amenities of HOA/Condo, Electricity, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Northwest
Unit Exposure:	Southeast
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2001 (Age: 25)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	1
Plan:	0212072
Heating:	Boiler, Natural Gas
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Gateway Marda Loop
Community:	Altadore
Amenities:	Elevator(s), Snow Removal, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 16'6" × 11'2" ·
Main Floor	Kitchen · 18'9" × 13'8" ·
Main Floor	Dining Room · 12'4" × 7'1" ·
Main Floor	Bedroom - Primary · 17'10" × 11'6" ·
Main Floor	Laundry · 7'5" × 5'11" ·
Main Floor	Den · 9'4" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	BBQ gas line, Courtyard

Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/112-1811-34-avenue-sw-calgary-a2355827/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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