

# \$535,000 - #1, 18 34 Avenue Sw, Calgary

MLS® #A2251876

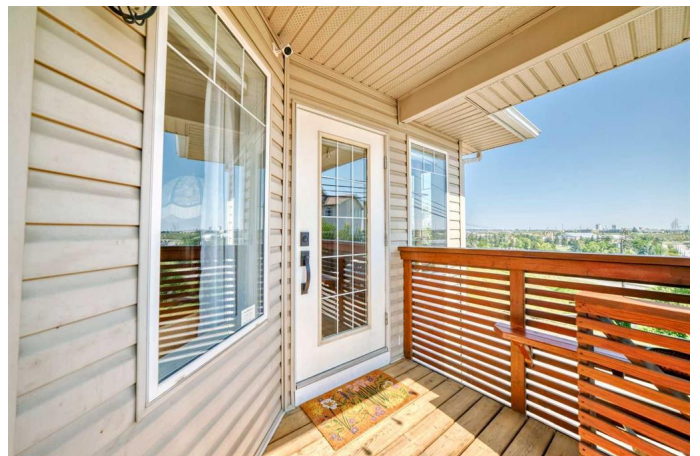
**\$535,000**

2 Bedroom, 4.00 Bathroom, 1,175 sqft  
Residential on 0.14 Acres

Erlton, Calgary, Alberta

**\*\*OPEN HOUSE SUNDAY AUGUST 31**

**12-3 PM\*\*** Wonderful opportunity to live in the Erlton/Roxboro area! This bright and welcoming corner unit townhome has no structures limiting exposure or views on the East side. Close to many amenities such as MNP Centre, Stampede Park, MacLeod Trail, Mission District, LRT, schools, and shopping areas such as Britannia, Chinook Centre, and 17th Ave. This unit features recent upgrades including new carpet, vinyl plank flooring, renovated main floor bathroom (2021) and newly installed top down-bottom up blinds (2024). The kitchen features granite countertops, double underneath sink, bar seating for three, ample storage, and recent upgrades including gas range, ceramic backsplash and stainless appliances (2021). Two bedrooms on the Upper level with separate 4 Pce bath and Master Ensuite with a walk-in closet. The lower level is developed and has its own kitchenette which includes an extra refrigerator and microwave coupled with a 3 Pce bathroom and is accessible by the side entrance. The cozy South facing front porch was extended in 2014 and includes additional storage underneath. The proximity to the Barley Belt, river pathways, and numerous restaurants and shops offers endless possibilities. This small owner managed condo with long term owners and low monthly fees make this a rare opportunity to buy in this great location!



Built in 2001

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2251876      |
| Price          | \$535,000     |
| Bedrooms       | 2             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,175         |
| Acres          | 0.14          |
| Year Built     | 2001          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | #1, 18 34 Avenue Sw |
| Subdivision | Erlton              |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2S 2Z2             |

## Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Parking Pad |
| # of Garages   | 1           |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Vinyl Windows                                                 |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Purifier, Gas Oven |
| Heating           | Forced Air, Natural Gas                                                                         |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Finished, Full                                                                                  |

**Exterior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                    |
| Lot Description   | Back Lane, Corner Lot, Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 2                 |
| Zoning         | M-CG d72          |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | The Real Estate Company |
|----------------|-------------------------|

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