

\$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 TUESDAY September 9 4-7**

PM AND SUNDAY SEPTEMBER 14 2-4:30

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

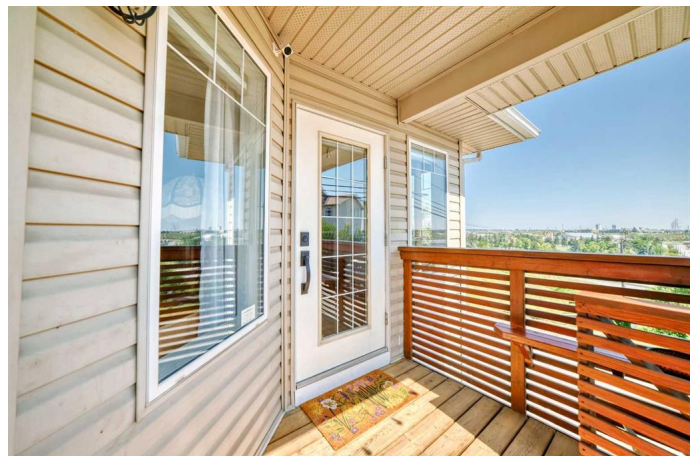
numerous restaurants and shops offers

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, Gas Oven, Water Purifier
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	8
Zoning	M-CG d72

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.