

**406, 2212 34 Avenue SW
Calgary, Alberta**

MLS # A2220591



\$415,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 670
Basement:	None	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Wall Mirror, Portable Air-condition, Floating Shelves, Window Coverings

Welcome to your new home in South Calgary also known as Marda Loop! Ideal for young professionals, couples, investors, and roommates seeking a vibrant inner-city lifestyle. Just steps away from the trendy Marda Loop Shopping District with its walkable, street-level shopping & dining in the heart of Southwest Calgary. Here you will find everything at your doorstep, cafes, boutiques, grocery and entertainment, making this a great living experience. This inviting 2-bedroom, 2-bathroom TOP FLOOR unit offers an OPEN-CONCEPT living area, perfect for relaxing or hosting family & friends. Here you will enjoy the benefits of natural light that flood your oasis. The kitchen has ample cabinets, GRANITE countertops, large island, a walk-in corner pantry, and newer stainless-steel appliances. The unit features NO CARPET with laminate flooring throughout, also having no unit above creates a tranquil atmosphere. The in-suite laundry and storage room, ensures your comfort and convenience at all times. The primary bedroom is a generous retreat, featuring a walk-in closet and a spacious 4-piece ensuite. The second bedroom offers versatile space, perfect as a home office or a guest room. Enjoy relaxing on your north-facing COVERED BALCONY equipped with a BBQ gas line. Included is 1 HEATED underground TITLED parking, just steps from the lobby door and additional indoor storage space. The building amenities include party room, underground VISITOR parking and is PET-FRIENDLY. Experience the ultimate living at Marda Station in the Marda Loop or take advantage of a fantastic investment opportunity!