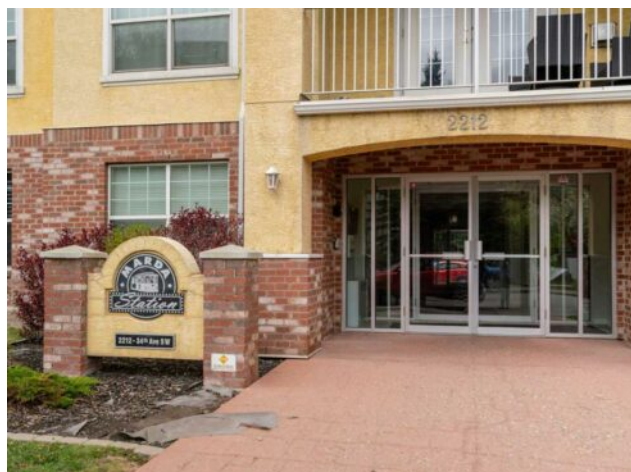


**406, 2212 34 Avenue SW  
Calgary, Alberta****MLS # A2231083****\$389,000**

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

|                    |   |                   |           |
|--------------------|---|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Natural Gas  | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Ceramic Tile, Laminate  | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt   | <b>Condo Fee:</b> | \$ 670    |
| <b>Basement:</b>   | None  | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Stucco   | <b>Zoning:</b>    | M-C2 d189 |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |                   |           |

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

\*\*\*OPEN HOUSE - Sunday 15th June, 2pm-5pm\*\*\*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!