

307, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2235576



\$289,900

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Stylish TOP FLOOR 1 bedroom plus small den and 1 bath condo located in the heart of the trendy community of MARDAL LOOP! OPEN CONCEPT LAYOUT with spacious living room with cozy gas FIREPLACE and patio doors onto COVERED BALCONY. Modern kitchen has centre island, granite countertops and stainless steel appliances. Other conveniences include IN SUITE laundry and TITLED, secure, underground parking (stall 281). Building amenities include a RESIDENT'S LOUNGE with comfortable sitting areas, fireplace and BBQ DECK overlooking the peaceful centre COURTYARD. Front lobby with sitting area and ELEVATOR is secure and comfortable. Marda Loop is a vibrant INNER CITY community brimming with over 200 shops and services, including trendy boutiques, restaurants, cafes and more. Marda Loop is a highly WALKABLE area with easy access to kilometres of pathways, Glenmore Athletic Park, Sandy Beach, and the amazing River Park off leash dog park. This building is PET FRIENDLY. Condo fees include all utilities! This is a terrific INVESTMENT OPPORTUNITY or superb FIRST TIME BUYER opportunity. Arrange for your private showing today.