



GRASSROOTS
REALTY GROUP

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320, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2216958



\$460,000

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,162 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Off Street, Stall		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Membrane, Mixed	Condo Fee:	\$ 760
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Granite Counters, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Enjoy the vibe of Marda Loop! This is a lovely bright corner condo with loads of windows on the top floor! This is one of the largest condos in this building. There are two bedrooms, both with their own 4 piece ensuite, a great sized versatile den that can be used for storage, home office or extra guest.. The dining, living and kitchen areas are open concept and fabulous for entertaining and boast engineered maple hardwood flooring. There's also ensuite laundry. The parking stall and storage unit are both titled, condo fees include utilities, the building is very well maintained and the management company is accessible. So many amenities are nearby and within walking distance; you can enjoy Village Ice Cream, Starbucks, Cobs Bread, Blush Lane, Safeway, restaurants, bars, lovely shops or just going for a stroll! It's a great place to call home ... Just move in & enjoy!