



GRASSROOTS
REALTY GROUP

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208, 2212 34 Avenue SW
Calgary, Alberta

MLS # A2217287



\$374,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 667
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: N/A

****OPEN HOUSE Saturday, May 10th 2-4pm**** Located in the heart of one of Calgary's most vibrant communities, this stylish 2-bedroom condo places you right in the center of Marda Loop. This open-concept home features a warm and inviting living room with a gas fireplace and French doors that open onto your private balcony. The bright white kitchen includes stainless steel appliances, a pantry, and a central island with a breakfast bar—perfect for entertaining. The spacious primary bedroom offers a walk-in closet and a 4-piece ensuite, while the second bedroom is generously sized and adjacent to a 3-piece bath. Additional features include in-suite laundry, Titled secure underground parking stall and a storage locker attached to the underground parkade. Steps from all that Marda Loop has to offer, this condo places you in the heart of one of Calgary's most vibrant communities. Walk across the street to Safeway, grab coffee at Starbucks, or explore the diverse dining scene along 33rd Avenue. Enjoy nearby walking and biking paths or unwind in River Park's expansive green space. Marda Loop is known for its community spirit, cultural energy, and urban charm. Downtown is just a 7-minute drive or 18-minute bike ride, and Mount Royal University is only 5 minutes by car. Quick access to major routes makes getting to the University of Calgary, Rockyview Hospital, or the mountains easy. With a prime location and unbeatable walkability, this condo is your gateway to a connected and fulfilling lifestyle.