



**GRASSROOTS**  
REALTY GROUP

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201, 2111 34 Avenue SW  
Calgary, Alberta

MLS # A2235773



**\$325,000**

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	845 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 458
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Storage		

Inclusions: Negotiable

This property presents an excellent opportunity for investors and first-time home buyers. Located in Calgary's sought-after Marda Loop neighborhood, this contemporary 2-bedroom, 2-bathroom condominium offers convenient access to a wide range of shops, amenities, and Mount Royal University. The area features diverse dining options, grocery stores including Blush Lane Market and Safeway, fitness centers, coffee shops, bakeries, and recreational spaces such as River Park, which is suitable for year-round activities. Additionally, the location is close to 17th Avenue, major banks, public transit routes, and offers easy connectivity via Crowchild Trail and Glenmore Trail, with downtown only 10 minutes away. The condo itself features a bright, spacious living area, an updated kitchen with NEW RANGE AND DISHWASHER, featuring granite countertops, luxury vinyl plank and concrete flooring, two full bathrooms, in-suite laundry, and two gas fireplaces. Additional amenities include a quiet balcony, double entrances, assigned rear parking, and available street parking. The modern kitchen and living room create an inviting space for entertaining, while the fireplace-equipped bedroom and living area offer comfort during the winter months. This well-maintained unit is move-in ready and awaits its next owner.