

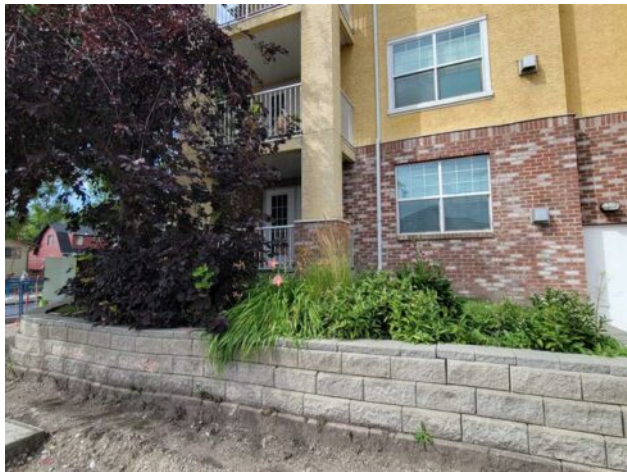


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

7, 2212 34 Avenue SW  
Calgary, Alberta

MLS # A2243773



**\$379,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 739
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d189
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Bright & Spacious Corner Unit in Coveted Marda Loop! Discover the perfect blend of comfort and convenience in this spacious 1,084 sq ft 2-bedroom + den apartment, ideally located in one of Calgary's most sought-after communities—Marda Loop. This Southeast-facing corner unit on the main level offers abundant natural light and a thoughtfully designed layout that feels like home from the moment you walk in. Enjoy outdoor living with your own 11' x 7' private patio, perfect for morning coffee or evening unwinding. Inside, the open-concept kitchen features a sit-up breakfast bar, seamlessly connecting to the dining room and living room, where a cozy fireplace adds warmth and charm. The primary suite is a serene retreat with a walk-in closet and a 4-piece ensuite bathroom. A second full bathroom with a step-in shower offers added convenience for guests or family. The den provides flexible space for a home office, hobby room, or extra storage. Additional highlights include In-suite laundry, titled underground parking, indoor visitor parking and a secure storage locker. All this in a vibrant neighborhood known for its boutique shops, cafes, parks, and easy access to downtown. Whether you're a professional, downsizer, or investor, this unit checks all the boxes. Schedule your private showing today and experience Marda Loop living at its finest!