

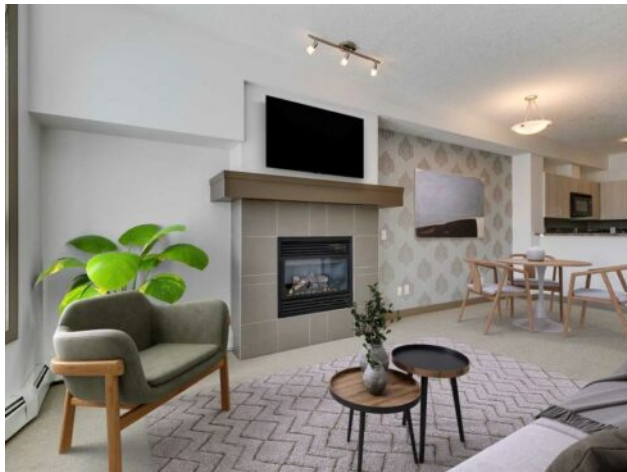


GRASSROOTS
REALTY GROUP

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210, 2420 34 Avenue SW
Calgary, Alberta

MLS # A2252247



\$285,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	611 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 428
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: none

MOVE IN READY, RENOVATED KITCHEN, FRESHLY PAINTED, SOUTH FACING 1 BEDROOM+ DEN OVERLOOKING THE QUIET COURTYARD with TITLED HEATED UNDERGROUND PARKING, IN-SUITE LAUNDRY, and ADDITIONAL STORAGE UNIT in the heart of Marda Loop. Grand 9' ceilings, chic designer touches and oversized windows give immediate wow factor. A bright and open floor plan that is bathed in natural light. The living room has a gas fireplace and overlooks the South facing balcony and courtyard. The dining area flows through to the raised breakfast bar and into the spacious kitchen. The large master bedroom has room for a king-sized bed and boasts an oversized window with sunny South exposure and walk-through dual closets granting cheater access to the 4-piece ensuite bathroom. This ideal floor plan also includes a den for a private work or study space. The titled underground parking and a separate storage locker add to your comfort and convenience. This secure and pet-friendly complex has extremely strong financials and is exceedingly well managed. Phenomenally located steps away from Safeway, Cobs Bread, Village Ice Cream and Distilled Beauty Bar and Social House. Truly the best location in Marda Loop. All of this makes this the perfect place to call your next home.