



**GRASSROOTS**  
REALTY GROUP

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103, 2420 34 Avenue SW  
Calgary, Alberta

MLS # A2254081



**\$270,000**

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	579 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	\$ 408
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: None

Immaculate and vacant, this 1 bedroom plus den, 1 bathroom ground-floor condo in the heart of Marda Loop offers the perfect blend of comfort and convenience with a private patio and one of Calgary's most walkable locations. Just steps from Safeway, Starbucks, Village Ice Cream, Cobs Bread, shops, restaurants, doctors, dentists, and the vibrant Marda Loop Community Association with tennis, an outdoor pool, rink, and playground, this home is also minutes from Sandy Beach and River Park's scenic dog-friendly pathways. Inside, you'll love the 9 ft ceilings, open-concept layout, luxury vinyl plank and tile flooring, and a cozy gas fireplace in the living room. The U-shaped kitchen with peninsula island and breakfast bar provides ample storage, while in-suite laundry adds everyday convenience. Building amenities include bike storage, visitor parking, a storage unit on the main floor, and a titled underground parking stall. With a nice courtyard setting and easy access to major routes, this is the ideal opportunity to enjoy vibrant inner-city living.