



**GRASSROOTS**  
REALTY GROUP

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

107, 2440 34 Avenue SW  
Calgary, Alberta

MLS # A2263271



**\$315,000**

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,001 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 571
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, No Smoking Home, Open Floorplan		
Inclusions:	BBQ		

Looking for a little more space to stretch out at a great price? This inner city condo is over 1,000 square feet with 2 bedrooms, 2 full baths, underground parking and incredible GROUND FLOOR PATIO ACCESS, perfect for pet owners or anyone that likes to hang out outside! Bring your vision to life with this blank slate - so much space and a great layout to update to your own tastes. The location is incredible with a Walk Score of 90! Safeway is literally across the street and within close walking distance, you have artisan ice cream, the best of Calgary's local coffee shops, both pub-style and more elevated restaurants and bars, organic grocery store, doggie daycare, Marda Loop brewing, clothing boutiques, salons and so much more. Head down a few more blocks and you have access to River Park, one of the Calgary's most treasured inner city parks and off-leash spaces. This unit is spacious throughout with an open-concept kitchen, living & dining area with gas fireplace and patio doors. Primary bedroom has a walk-through closet and FULL ENSUITE! Second bedroom has a view of the courtyard and is adjacent to the second full bath. At the front entry, you will find a large laundry & storage room with side-by-side washer & dryer as well as a nicely sized front coat closet. This unit is clean and well-maintained. Leave behind the high price-per-square foot of newer construction and create your own oasis here at an affordable price in one of YYC's trendiest neighbourhoods!