



GRASSROOTS
REALTY GROUP

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304, 2440 34 Avenue SW
Calgary, Alberta

MLS # A2264985



\$325,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 593
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully appointed 2 bedroom, 2 bathroom condo. Thoughtfully designed, the layout features a central living area that separates the two bedrooms, offering both privacy and comfort, perfect for roommates, guests, or a home office setup. Both bedrooms are spacious enough to comfortably accommodate king size beds, with the primary bedroom boasting a large walk-through closet and a private ensuite, while the second bedroom is conveniently located near the main bathroom. Hardwood floors flow throughout the open-concept living space, complemented by large windows that bring in plenty of natural light and create an inviting, airy atmosphere. The galley-style kitchen features granite countertops, sleek cabinetry, and a convenient bar style seating area, perfect for casual meals or entertaining guests. The in-suite laundry doubles as a storage room, adding extra functionality to the space. Enjoy your morning coffee or evening glass of wine on the private balcony, a cozy outdoor retreat. Additional highlights include secure, heated underground parking. Outside your door, immerse yourself in everything Marda Loop has to offer, from artisanal coffee, casual dining, and curated finds at local shops. With walkable streets, outdoor patios, wellness studios, and year round events, this home offers connected, convenient inner-city living in one of Calgary's most sought-after neighborhoods