



GRASSROOTS
REALTY GROUP

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2, 2121 34 Avenue SW
Calgary, Alberta

MLS # A2133753



\$549,900

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	1988 (36 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Track Lighting		

Inclusions: N/A

Welcome to 2121 34 Ave SW, a charming family home nestled in the vibrant community of Marda Loop. This delightful residence offers a perfect blend of comfort, convenience, and style. As you step inside, you're greeted by a warm and inviting atmosphere, with an abundance of natural light flooding the spacious living and dining area. The main floor features a well-appointed kitchen, equipped with modern stainless steel appliances, ample counter space, and plenty of storage, completed with luxury laminate flooring. Adjacent to the kitchen is a cozy dining area, perfect for enjoying family dinners or hosting intimate gatherings. The adjacent living room provides a relaxing space to unwind with sunny south facing windows. Completing this level is a powder room and convenient main floor laundry. Upstairs, you'll find the tranquil bedrooms, including the primary suite, which boasts a generous layout with large closets. The additional bedrooms offer versatility and comfort, suitable for children, guests, or home office space. The unfinished basement awaits your final touches! Outside the property features a beautifully landscaped yard, perfect for enjoying outdoor activities or simply soaking up the sun. The backyard offers privacy and seclusion, making it an ideal retreat for relaxation. Conveniently located in Calgary's most desirable neighbourhood, this home is just steps away to a variety of amenities, including shops, restaurants, parks, and schools, ensuring that everything you need is just moments away. Don't miss your chance to make this wonderful property your new home.