



**408, 2212 34 Avenue SW
Calgary, Alberta**

MLS # A2140901



\$409,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	852 sq.ft.	Age:	1998 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 645
Basement:	None	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C2 d189
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage		

Inclusions: NA

Living the dream in Marda Loop! Just a block from 33 Ave SW, you're right in the middle of over 150 shops, restaurants, and unique stores. This isn't just a condo; it's your gateway to vibrant Calgary living. Step inside and be wowed. Two spacious bedrooms, two full bathrooms with sleek updated vanities, and engineered hardwood floors. The Bow Valley Kitchen is a chef's dream: granite countertops, stainless steel appliances, and an island with an eating bar. Under-cabinet lighting sets the perfect mood, and the original pantry has been replaced with stylish new cabinets for added elegance. Imagine this: morning espresso or evening wine on your spacious balcony with stunning downtown views. You've got three rare storage lockers and an underground parking spot. Space? Not a problem. This condo is all about you. New cabinets, soft-close pull-out drawers, pot lights adding that modern touch, and a designer Casablanca fan keeping things cool. You're in a vibrant, evolving community. The City of Calgary's Main Streets program is transforming 33 Ave SW into a pedestrian-friendly haven. Need to host? The private party room is just a booking away. This condo isn't just a place to live; it's a lifestyle. Embrace urban energy, enjoy local amenities, and come home to your stylish sanctuary. Call for your private tour today before it's gone!