



**402, 2420 34 Avenue SW
Calgary, Alberta**

MLS # A2171172



\$319,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	578 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Cabinets in Den. This den can be used for an office or leave as is with the cabinets for additional storage.

Don't miss out on this amazing opportunity to own this TOP FLOOR, bright and spacious condo in heart of Marda Loop with LOW monthly condo fees that includes your HEAT & WATER and comes with a TITLED UNDERGROUND PARKING which is HEATED and camera MONITORED. This condo also comes with a separate secure storage locker for any additional items you would prefer to keep stored away as well as an indoor heated bicycle locker. Boasting 9' ceilings and large windows there is a lot of natural light throughout. The living room is spacious, has gorgeous flooring and features a gas fireplace as well as beautiful built-in wooden shelves. The cozy den can be used as an office nook or leave as is with all the cabinets for additional in-unit storage. Relax and enjoy the sunset, fireworks, and all the seasonal festivities Marda Loop has to offer from a large balcony giving you a fantastic view of this beautiful community. Significant investments have been made recently in Marda loop including revitalization, refurbished and rejuvenation making this the perfect community to call home. The kitchen is equipped with stainless steel appliances, has many cabinets and an abundance of counter space. The primary bedroom is also generous in size, has an oversized window and walk-through dual closets providing access to the full 4-piece bathroom. Additionally, this condo offers in-suite laundry with a stacked washer & dryer. Truly, the perfect combination of comfort and convenience in this pet-friendly (with board approval) building that is conveniently located just steps to incredible amenities, fantastic restaurants, pubs, cafes, gyms, shops, boutiques, grocery stores, and just minutes to transit, Crowchild, Downtown Calgary, MRU and so much more!