



307, 2440 34 Avenue SW
Calgary, Alberta

MLS # A2176766



\$420,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,006 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	MC-1
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Stunning 2-bedroom, 2 full bath condo in Marda Loop! Experience this 1000 SQ FT plus condo perfectly situated minutes away from downtown and easy access to Crowchild Trail. This TOP floor condo features a bright and airy open concept living area connected to a private balcony making it perfect for entertaining. The kitchen includes stainless steel appliances with ample cabinetry. The spacious primary bedroom features a large walk – through closet leading to the 4-piece ensuite. The second bedroom has plenty of natural light and can be used as a bedroom or office. The in-unit laundry room comes with vast storage space. Additionally, the condo features a secure titled heated underground parking stall. Enjoy easy access to public transportation and a thriving neighborhood scene, complete with restaurants, cafes, grocery stores and local shops just minutes away from your doorstep. Schedule your showing today and make this incredible condo yours!