



111, 2420 34 Avenue SW
Calgary, Alberta

MLS # A2194494



\$299,900

Division:	Garrison Woods		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	569 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 400

LLD: -

Zoning: DC

Utilities: -

Inclusions: Window coverings

OPEN HOUSE – SATURDAY FEB 22 - 1:00-4:00. Welcome to this charming 1 bedroom, 1 bathroom condo, ideally located in the vibrant community of Marda Loop. With its unbeatable proximity to amenities, including trendy shops and restaurants, and Starbucks and Safeway just across the street, this condo offers both convenience and style in one of Calgary's most sought after neighbourhoods. The private entrance from the patio walks into the spacious living room showcasing a large gas fireplace and gleaming hardwood floors. The open concept space flows into the adjacent dining area and then into the kitchen, all of which have an abundance of natural light from the front wall of windows. The kitchen features high end cabinetry and a large sit up breakfast bar, sure to be the center of many conversations. The bedroom is spacious has a generously sized walk in closet. Tucked at the end of this unit is an open den, perfect for working from home, or relaxing with a book. A 4 piece bathroom and in suite laundry room complete the unit. This condo has the best of both worlds with incredible walkability to amenities, but also quiet privacy as the home is located on the far side of the inner courtyard, away from bustling 34th Avenue. It has the benefit of being a low maintenance “lock and leave” condo, but also of having a private entrance from the south facing sunny private patio, that is perfect for outdoor dining and entertaining. The unit has secure underground titled parking, bike storage, and its own storage cage. It is a few minute walk to transit lines on 33rd Avenue and Crowchild Trail. It’s approximately a seven minute drive to downtown, and a comfortable walk to many green spaces nearby, including Sandy Beach and the walking paths of River Park dog park. Rarely does a unit of this caliber and location become available at such an

affordable price point. Call today to book your showing.