



## 2031 34 Avenue Calgary Alberta

\$319,900

Welcome to this fabulous condo, a contemporary urban retreat in the heart of Marda Loop. With a private entrance on the main level and over 1100sq.ft of livable space, this two-story gem offers a unique and inviting living experience. Upon entering, you are greeted by a bright and open floor plan, where the main living space is thoughtfully situated on the second floor. The heart of the home is the spacious kitchen featuring a convenient island, perfect for culinary enthusiasts and entertainers alike. This culinary haven seamlessly flows into the adjacent living room and dining area, creating a cohesive and inviting atmosphere. Step through the sliding glass doors onto your south-facing balcony, where natural light floods the space, providing a warm and welcoming ambiance. Enjoy your morning coffee or unwind with a glass of wine. Discover an additional bonus on the lower level - a versatile and spacious rec room, offering endless possibilities for entertainment, relaxation, or even a home office. This thoughtful addition enhances the overall livability of the condo, providing a space that can adapt to your lifestyle needs. This thoughtfully designed condo boasts one bedroom discreetly nestled below grade, ensuring a tranquil and private retreat. Two bathrooms provide convenience, with modern fixtures and finishes that elevate the overall aesthetic. For added convenience, this unit includes in-suite laundry, offering practicality without sacrificing style. The contemporary design make this condo a standout choice for those seeking an urban lifestyle. With its prime location, convenient amenities, and stylish finishes, this condo is a must-see for those looking to embrace modern living at its finest. Don't miss the opportunity to make this urban oasis your new home - schedule your viewing today! (id:6769)

Kitchen 5.79 M x 2.26 M

Living room/Dining room 6.83 M x 3.12 M

4pc Bathroom Measurements not available

Recreational, Games room 3.76 M x 3.48 M

Laundry room 3.12 M x 1.60 M

Primary Bedroom 3.66 M x 3.15 M

3pc Bathroom Measurements not available

Listing Presented By:



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Coldwell Banker Mountain Central

<http://www.hallerrealestateteam.ca/>



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