



2440 34 Avenue Calgary Alberta

\$375,000

Welcome home to this modern TOP FLOOR Marda Loop condo, offering the perfect blend of comfort and convenience. Boasting 2 BEDROOMS & 2 BATHS spread across over 1025 SqFt of living space, your new home promises a spacious and inviting atmosphere. Step inside to discover an open concept layout with large windows allowing natural light to enhance the new laminate floors and updated paint. The kitchen features newer appliances and backsplash, ensuring both functionality and style. The spacious primary offers a walk-through closet to your 4 pc ensuite bath giving you privacy and convenience. The second bedroom is also a great size with the second 4 pc bath just steps away. Situated in the NW corner, this private location within the building offers balcony views over 33rd AV. This unit also comes with titled underground parking and bike storage. Rest assured that pets are allowed with board approval, making this home a welcoming environment for your furry companions as well. Convenience is key with all the essential amenities just steps away-- Safeway, Starbucks, and... Village Ice-Cream!! Marda loop provides a plethora of dining and shopping options within minutes. Don't miss out on the opportunity to make this amazing Marda Loop condo your own!! Come see why this location is so beloved and envision yourself living here. (id:6769)

4pc Bathroom 7.83 Ft x 4.92 Ft
 4pc Bathroom 6.00 Ft x 7.92 Ft
 Bedroom 10.83 Ft x 11.58 Ft
 Dining room 9.08 Ft x 8.25 Ft
 Kitchen 7.92 Ft x 8.25 Ft

Foyer 6.17 Ft x 7.17 Ft
 Laundry room 6.50 Ft x 5.17 Ft
 Living room 18.58 Ft x 19.25 Ft
 Primary Bedroom 13.33 Ft x 11.67 Ft
 Other 4.17 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://centralcalgary.com/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca