



## 2420 34 Avenue Calgary Alberta

\$285,000

South facing 1 bedroom + den overlooking the courtyard with HEATED UNDERGROUND PARKING, IN-SUITE LAUNDRY, and ADDITIONAL STORAGE UNIT in the heart of Marda Loop. Grand 9' ceilings, chic designer touches and oversized windows give immediate wow factor. A bright and open floor plan that is bathed in natural light. The living room has a gas fireplace and overlooks the South facing balcony and courtyard. The dining area flows through to the raised breakfast bar and into the spacious kitchen. The large master bedroom has room for a king-sized bed and boasts an oversized window with sunny south exposure and walk-through dual closets granting cheater access to the 4-piece ensuite/bathroom. This ideal floor plan also includes a den for a private work or study space. The titled underground parking and a separate storage locker add to your comfort and convenience. This secure and pet-friendly complex has extremely strong financials and is exceedingly well managed. Phenomenally located steps away from Safeway, Cobs Bread, Village Ice Cream and Distilled Beauty Bar and Social House. Truly the best location in Marda Loop. All of this makes this the perfect place to call your next home. (id:6769)

Kitchen 10.33 Ft x 9.33 Ft

Dining room 10.42 Ft x 10.00 Ft

Living room 11.75 Ft x 12.00 Ft

Office 5.58 Ft x 4.75 Ft

Primary Bedroom 10.50 Ft x 12.17 Ft

4pc Bathroom 7.25 Ft x 4.92 Ft

Laundry room 2.67 Ft x 5.92 Ft

Other 9.33 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

**RE/MAX<sup>®</sup>**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net