



## 2420 34 Avenue Calgary Alberta

\$324,900

Don't miss out on this amazing opportunity to own this TOP FLOOR, bright and spacious condo in the highly sought after inner city community of South Calgary only steps from the heart of Marda Loop with LOW monthly condo fees that includes your HEAT & WATER and comes with a TITLED UNDERGROUND PARKING which is HEATED and camera MONITORED. This condo also comes with a separate secure storage locker for any additional items you would prefer to keep stored away as well as an indoor heated bicycle locker. Boasting 9' ceilings and large windows there is a lot of natural light throughout. The living room is spacious, has gorgeous flooring and features a gas fireplace as well as beautiful built-in wooden shelves. The cozy den can be used as an office nook or leave as is with all the cabinets for additional in-unit storage. Relax and enjoy the sunset, fireworks, and all the seasonal festivities Marda Loop has to offer from a large balcony giving you a fantastic view of this beautiful community. Significant investments have been made recently in Marda loop including revitalization, refurbished and rejuvenation making this the perfect community to call home. The kitchen is equipped with stainless steel appliances, has many cabinets and an abundance of counter space. The primary bedroom is also generous in size, has an oversized window and walk-through dual closets providing access to the full 4-piece bathroom. Additionally, this condo offers in-suite laundry with a stacked washer & dryer. Truly, the perfect combination of comfort and convenience in this pet-friendly (with board approval) building that is conveniently located just steps to incredible amenities, fantastic restaurants, pubs, cafes, gyms, shops, boutiques, grocery stores, and just minutes to transit, Crowchild, Downtown Calgary, MRU and so much more! (id:6769)

Kitchen 7.33 Ft x 9.33 Ft

Dining room 10.42 Ft x 9.92 Ft

Living room 11.83 Ft x 9.67 Ft

Primary Bedroom 10.17 Ft x 10.58 Ft

Other 3.75 Ft x 7.00 Ft

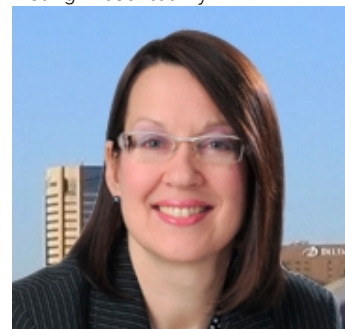
4pc Bathroom 7.33 Ft x 4.92 Ft

Laundry room 3.33 Ft x 5.83 Ft

Den 5.58 Ft x 4.83 Ft

Other 9.33 Ft x 6.58 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://www.pamelabrazil.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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