



## 2233 34 Avenue Calgary Alberta

\$300,000

Discover Your New Home in Trendy Marda Loop! Step into this stylish condo featuring 1 bedroom plus a versatile den, complete with a fantastic north-facing balcony. The well-designed kitchen features stainless steel appliances, granite countertops, the refrigerator, stove, dishwasher, washer, and dryer. The spacious living room offers double patio doors that open to a generous north-facing balcony, equipped with a gas line for your BBQ and a lovely view. The bedroom also faces north and includes a roomy closet, while the den provides an ideal area near the entrance for a home office, storage, or a mudroom. Enjoy the convenience of in-suite laundry with a new washer and dryer. The nearby elevator leads to the parkade level, where you'll find a titled parking stall just steps to the door. With condo fees that cover all utilities, including electricity, this pet-friendly building is perfectly situated near a variety of shops, restaurants, amenities, and parks. Don't miss out on this exceptional opportunity! (id:6769)

4pc Bathroom Measurements not available

Primary Bedroom 3.97 M x 3.60 M

Kitchen 3.48 M x 2.90 M

Living room 5.50 M x 3.70 M

Den 3.00 M x 3.40 M

Breakfast 2.60 M x 1.57 M

Listing Presented By:



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**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
[cawarawa@shaw.ca](mailto:cawarawa@shaw.ca)