



## 2440 34 Avenue Calgary Alberta

\$420,000

Stunning 2-bedroom, 2 full bath condo in Marda Loop! Experience this 1000 SQ FT plus condo perfectly situated minutes away from downtown and easy access to Crowchild Trail. This TOP floor condo features a bright and airy open concept living area connected to a private balcony making it perfect for entertaining. The kitchen includes stainless steel appliances with ample cabinetry. The spacious primary bedroom features a large walk - through closet leading to the 4-piece ensuite. The second bedroom has plenty of natural light and can be used as a bedroom or office. The in-unit laundry room comes with vast storage space. Additionally, the condo features a secure titled heated underground parking stall. Enjoy easy access to public transportation and a thriving neighborhood scene, complete with restaurants, cafes, grocery stores and local shops just minutes away from your doorstep. Schedule your showing today and make this incredible condo yours! (id:6769)

4pc Bathroom 4.83 Ft x 7.83 Ft

4pc Bathroom 7.92 Ft x 6.00 Ft

Bedroom 11.67 Ft x 11.00 Ft

Dining room 8.75 Ft x 4.83 Ft

Foyer 6.75 Ft x 6.75 Ft

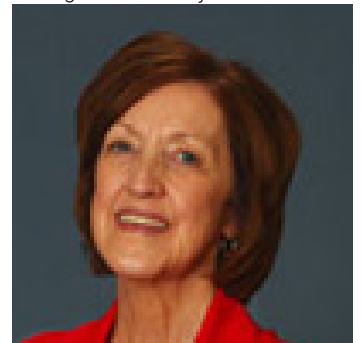
Kitchen 8.58 Ft x 7.92 Ft

Laundry room 8.42 Ft x 6.17 Ft

Living room 18.08 Ft x 18.75 Ft

Primary Bedroom 11.67 Ft x 13.50 Ft

Listing Presented By:



Originally Listed by:  
MaxWell Canyon Creek

<https://www.amarjoshi.maxwelleitrealty.com/>



**CIR**

**REALTY**

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