



## 2035 34 Avenue Calgary Alberta

\$349,900

Investment Opportunity or Perfect Home in the Heart of Marda Loop. Discover the allure of this superbly located 2-bed, 1-bath condo spanning 765 sqft, nestled in the vibrant heart of Marda Loop. Currently occupied by a tenant, this residence comes with the option of including all furnishings, making it an enticing investment or a turnkey living space. Meticulously renovated, this home exudes the freshness of a new build. The main floor layout offers a seamless flow, harmonizing a spacious kitchen, a generous living area, and a dining space. Revel in the elegance of stainless steel appliances, wide plank hardwood flooring, sleek quartz countertops, and the convenience of in-suite laundry. Included in this offering is the option to negotiate for all furnishings, adding a layer of convenience for potential buyers. Additionally, an assigned outdoor parking stall is part of this package. Benefiting from solid concrete construction, this residence not only ensures energy efficiency but also minimizes noise transfer between units, ensuring a serene living environment. Take swift action to seize the opportunity to elevate your lifestyle in this unparalleled fusion of quality and a prime, bustling location! (id:6769)

Other 8.42 Ft x 14.58 Ft

Dining room 9.42 Ft x 5.42 Ft

Living room 13.92 Ft x 14.58 Ft

Primary Bedroom 11.42 Ft x 14.58 Ft

Bedroom 10.58 Ft x 11.17 Ft

4pc Bathroom 7.42 Ft x 4.83 Ft

Storage 4.42 Ft x 4.50 Ft

Laundry room 2.33 Ft x 2.17 Ft

Listing Presented By:



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eXp Realty

<http://www.thehowardteam.net/>



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