



## 2420 34 Avenue Calgary Alberta

\$299,900

OPEN HOUSE - SATURDAY MARCH 22 - 1:00-4:00. Welcome to this charming 1 bedroom, 1 bathroom condo, ideally located in the vibrant community of Marda Loop. With its unbeatable proximity to amenities, including trendy shops and restaurants, and Starbucks and Safeway just across the street, this condo offers both convenience and style in one of Calgary's most sought after neighbourhoods. The private entrance from the patio walks into the spacious living room showcasing a large gas fireplace and gleaming hardwood floors. The open concept space flows into the adjacent dining area and then into the kitchen, all of which have an abundance of natural light from the front wall of windows. The kitchen features high end cabinetry and a large sit up breakfast bar, sure to be the center of many conversations. The bedroom is spacious has a generously sized walk in closet. Tucked at the end of this unit is an open den, perfect for working from home, or relaxing with a book. A 4 piece bathroom and in suite laundry room complete the unit. This condo has the best of both worlds with incredible walkability to amenities, but also quiet privacy as the home is located on the far side of the inner courtyard, away from bustling 34th Avenue. It has the benefit of being a low maintenance "lock and leave" condo, but also of having a private entrance from the south facing sunny private patio, that is perfect for outdoor dining and entertaining. The unit has secure underground titled parking, bike storage, and its own storage cage. It is a few minute walk to transit lines on 33rd Avenue and Crowchild Trail. It's approximately a seven minute drive to downtown, and a comfortable walk to many green spaces nearby, including Sandy Beach and the walking paths of River Park dog park. Rarely does a unit of this caliber and location become available at such an affordable price point. Call today to ...

Kitchen 2.84 M x 2.34 M

Dining room 2.34 M x 2.19 M

Den 2.03 M x 1.60 M

Living room 3.61 M x 3.02 M

Laundry room 1.70 M x .99 M

Primary Bedroom 3.02 M x 2.87 M

4pc Bathroom .00 M x .00 M

Listing Presented By:



Originally Listed by:  
Engel & Völkers Calgary

<https://chynnowinter.evrealstate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca