



## 2121 34 Avenue Calgary Alberta

\$479,000

20K+ PRICE DROP! Offering 1,415 sq ft of thoughtfully designed living space, this open and airy two-story townhome is ready for its new owners with an unbeatable inner-city location. The main floor features a bright great room layout with pot lighting, durable laminate flooring, and seamless flow throughout. The timeless white kitchen showcases glossy flat-panel cabinetry, quartz countertops, stainless steel appliances, and a glass tile backsplash -- perfect for both everyday living and entertaining. You'll also find convenient main floor laundry, a 2-piece powder room, and access to a large private front wood deck surrounded by mature trees for added privacy. Upstairs offers three generously sized bedrooms, including a spacious primary retreat. A full bathroom completes this floor. The full undeveloped basement provides excellent storage space and future potential. Assigned parking stall included. Located just steps from the shops, dining, and amenities that make Marda Loop one of Calgary's most vibrant communities -- this is inner-city living at its best. (id:6769)

4pc Bathroom 7.58 Ft x 8.08 Ft

Bedroom 8.42 Ft x 15.50 Ft

Bedroom 9.25 Ft x 13.00 Ft

Primary Bedroom 12.00 Ft x 13.33 Ft

2pc Bathroom 3.00 Ft x 7.58 Ft

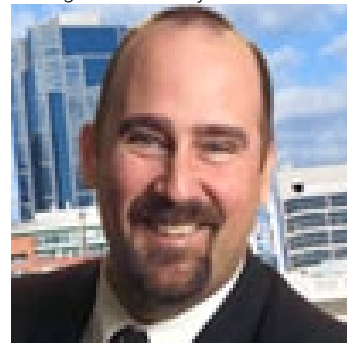
Dining room 7.67 Ft x 7.58 Ft

Kitchen 7.67 Ft x 7.58 Ft

Laundry room 5.67 Ft x 6.00 Ft

Living room 13.00 Ft x 17.50 Ft

Listing Presented By:



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