



# 2233 34 Avenue Calgary Alberta

\$314,900

Welcome to this trendy 1 bedroom plus den, top floor condo with a great south-facing balcony, right in the heart of Marda Loop! This bright condo has been lovingly updated, very well cared for, and features neutral vinyl plank flooring throughout (updated in 2020). The kitchen is well laid out and includes stainless steel appliances, granite countertops and an island with seating. Refrigerator, stove, dishwasher, washer, and dryer all replaced in 2022/2023. The living room has double patio doors leading to the good sized south-facing balcony with bbq gas line and nice view. The bedroom also faces south and has a spacious closet. The den offers a great space near the front door for a desk, storage and mudroom space. In-suite laundry with new washer and dryer. The nearby elevator takes you the parkade level with the titled parking stall and storage locker. Visitor parking for your guests available in the parkade as well. The condo fees include all utilities including electricity and this is a pet friendly building! An excellent location close to so many shops, restaurants, amenities, and parks. A great place to call home! (id:6769)

4pc Bathroom 8.25 Ft x 7.17 Ft  
Other 11.58 Ft x 7.92 Ft  
Bedroom 11.00 Ft x 9.83 Ft  
Foyer 4.75 Ft x 4.00 Ft

Kitchen 13.50 Ft x 10.00 Ft  
Living room 15.83 Ft x 13.50 Ft  
Laundry room 3.42 Ft x 3.17 Ft  
Study 6.75 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
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