



2233 34 Avenue Calgary Alberta

\$325,000

INCREDIBLE LOFT in an Unbeatable inner-city location in Marda Loop! Step outside and you're right there for everything people actually want day-to-day: restaurants, coffee, boutiques, fitness & Safeway is steps away. Even better, Starbucks is right outside your front door! A RARE opportunity in this building. This spacious TWO-STORY LOFT offers a highly sought-after floor plan that doesn't hit the market often. On the main level, you'll love the bright, open-concept layout with huge windows, granite countertops, stainless appliances & a convenient 2-piece bath. The living room impresses with soaring ceilings & plenty of space to relax & entertain, plus clever under-stair storage for all the extras. Upstairs, the primary bedroom is generously sized with an oversized walk-in closet, in-suite laundry & a 4-piece en-suite bath. The location truly stands out: enjoy quick access to the river pathways, Sandy Beach Park, Altadore Off-Leash Dog Park, North Glenmore Park, Glenmore Athletic Park, downtown, transit & Mount Royal University. Whether you're walking the dog, meeting friends, or commuting, day-to-day life here feels easy. What you get: titled heated underground parking, secure bike storage, PET FRIENDLY building & affordable condo fees that include ALL UTILITIES: heat, water, sewer & electricity. A rare loft-style home in one of Calgary's best inner-city neighbourhoods, with the walkability to match. (id:6769)

2pc Bathroom Measurements not available

Dining room 11.17 Ft x 5.67 Ft

Foyer 9.08 Ft x 5.58 Ft

Kitchen 11.17 Ft x 10.83 Ft

Living room 14.17 Ft x 12.33 Ft

4pc Bathroom Measurements not available

Primary Bedroom 14.25 Ft x 14.08 Ft

Other 8.92 Ft x 8.50 Ft

Listing Presented By:



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