

2233 34 Avenue Calgary Alberta

$349,900

TOP FLOOR | PRIVATE COURTYARD VIEWS | 2 BEDROOMS | 2 FULL BATHROOMS | CONDO FEES INCLUDE ALL UTILITIES! Enjoy top-floor living in the heart of Marda Loop! With only one common wall and a peaceful private courtyard outlook, this well-maintained 2-bedroom, 2-bathroom condo offers privacy, comfort and convenience. The oversized northwest-facing balcony captures beautiful afternoon and evening sunshine. It includes a gas BBQ hookup, perfect for relaxing or entertaining. The attractive building welcomes you with an impressive foyer featuring a fireplace, seating area and beautiful built-ins. Inside, the unit features a spacious entry, abundant maple cabinetry, granite countertops, an updated kitchen island countertop and newer luxury vinyl plank flooring throughout--no carpet! In-floor heating provides comfortable warmth, while the corner gas fireplace adds a cozy touch to the living room. The spacious primary bedroom accommodates a king-sized bed and features a walk-through closet leading to a 4-piece ensuite. The second bedroom is generously sized, with a 3-piece bathroom conveniently across the hall, complete with a stackable washer and dryer (2022). Additional features include one titled underground parking (#291), one titled storage (#393). Conveniently located just steps from the elevator and parking stall, making grocery trips and everyday errands easy. The building also offers plenty of underground visitor parking. Residents have access to a spacious third-floor party room with a kitchenette and an impressive outdoor terrace with a BBQ area--perfect for entertaining. All this in an unbeatable Marda Loop location, just steps from Village Ice Cream, Starbucks, COBS Bread, Blush Lane, Safeway, restaurants, cafes, pubs and boutique shops. Enjoy a truly walkable lifestyle in one of Calgary's most desirable inner-city communities! Comfortable, low-maintenance living i...

Kitchen 4.02 M x 3.33 M

Living room 4.02 M x 4.61 M

Dining room 2.13 M x 3.35 M

Primary Bedroom 3.03 M x 3.71 M

Bedroom 3.01 M x 4.11 M

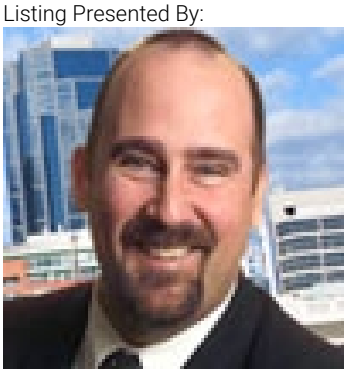
4pc Bathroom 2.50 M x 1.52 M

3pc Bathroom 2.39 M x 3.23 M

Other 2.50 M x 1.58 M

Foyer 1.98 M x 2.41 M

Listing Presented By:



Originally Listed by:
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