DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK OUELLETTE ASSOCIATE

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104, 2212 34 Avenue SW
Calgary, Alberta

MLS # A2231867

$389,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,037 sq.ft.	**Age:**	1998 (27 yrs old)
Beds:	2	**Baths:**	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 790
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	Granite Counters, Pantry		

Inclusions: none

Are you looking for a beautifully updated, move-in-ready condo in one of Calgary's most coveted communities? Look no further – welcome to your new home in South Calgary, affectionately known as Marda Loop! Nestled just steps from the best of everything this vibrant neighborhood has to offer, you can walk to grocery stores, trendy nail salons, chic restaurants, and cozy pubs – all within a five-minute stroll. Talk about convenience! Step inside this renovated 2-bedroom, 2-bathroom condo, where modern living meets comfort. The open-concept floor plan invites plenty of natural light, making the space feel bright and airy. The chef’s kitchen boasts sleek white cabinets, granite countertops, a walk-in pantry, and stainless steel appliances – perfect for preparing your favorite meals. The master suite is a true retreat, complete with brand new sliding barn doors, a walk-in closet, and a spacious four-piece ensuite bath. The secondary bedroom is equally impressive, offering a three-piece bath just steps away. Enjoy the fresh air and your own private outdoor space with sliding doors that lead directly to a lush green space. Plus, you’ll appreciate the titled parking spot and titled storage locker for all your needs. Don’t miss your chance to own this incredible condo in one of Calgary's hottest neighbourhoods. Call your favourite realtor and schedule a showing today! Your dream home in Marda Loop awaits!

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