

**406, 2212 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2220591**



**\$415,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 670
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** Wall Mirror, Portable Air-condition, Floating Shelves, Window Coverings

Welcome to your new home in South Calgary also known as Marda Loop! Ideal for young professionals, couples, investors, and roommates seeking a vibrant inner-city lifestyle. Just steps away from the trendy Marda Loop Shopping District with its walkable, street-level shopping & dining in the heart of Southwest Calgary. Here you will find everything at your doorstep, cafes, boutiques, grocery and entertainment, making this a great living experience. This inviting 2-bedroom, 2-bathroom TOP FLOOR unit offers an OPEN-CONCEPT living area, perfect for relaxing or hosting family & friends. Here you will enjoy the benefits of natural light that flood your oasis. The kitchen has ample cabinets, GRANITE countertops, large island, a walk-in corner pantry, and newer stainless-steel appliances. The unit features NO CARPET with laminate flooring throughout, also having no unit above creates a tranquil atmosphere. The in-suite laundry and storage room, ensures your comfort and convenience at all times. The primary bedroom is a generous retreat, featuring a walk-in closet and a spacious 4-piece ensuite. The second bedroom offers versatile space, perfect as a home office or a guest room. Enjoy relaxing on your north-facing COVERED BALCONY equipped with a BBQ gas line. Included is 1 HEATED underground TITLED parking, just steps from the lobby door and additional indoor storage space. The building amenities include party room, underground VISITOR parking and is PET-FRIENDLY. Experience the ultimate living at Marda Station in the Marda Loop or take advantage of a fantastic investment opportunity!