

**201, 2111 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2235773**



**\$325,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 458
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Pantry, Storage		

**Inclusions:** Negotiable

This property presents an excellent opportunity for investors and first-time home buyers. Located in Calgary's sought-after Marda Loop neighborhood, this contemporary 2-bedroom, 2-bathroom condominium offers convenient access to a wide range of shops, amenities, and Mount Royal University. The area features diverse dining options, grocery stores including Blush Lane Market and Safeway, fitness centers, coffee shops, bakeries, and recreational spaces such as River Park, which is suitable for year-round activities. Additionally, the location is close to 17th Avenue, major banks, public transit routes, and offers easy connectivity via Crowchild Trail and Glenmore Trail, with downtown only 10 minutes away. The condo itself features a bright, spacious living area, an updated kitchen with NEW RANGE AND DISHWASHER, featuring granite countertops, luxury vinyl plank and concrete flooring, two full bathrooms, in-suite laundry, and two gas fireplaces. Additional amenities include a quiet balcony, double entrances, assigned rear parking, and available street parking. The modern kitchen and living room create an inviting space for entertaining, while the fireplace-equipped bedroom and living area offer comfort during the winter months. This well-maintained unit is move-in ready and awaits its next owner.