

**3, 2212 34 Avenue SW**  
**Calgary, Alberta**

**MLS # A2308917**



**\$379,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,234 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Owned, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 729

**Basement:** -

**LLD:** -

**Exterior:** Brick, Stucco

**Zoning:** M-C2 d189

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Kitchen Island, Pantry, Separate Entrance, Storage

**Inclusions:** n/a

**OPEN HOUSE SUNDAY JUNE 21ST.** Welcome to one of the largest units in Marda Station! Offering over 1,236 sq. ft. of beautifully designed living space, this main-floor condo features 2 bedrooms, 2 bathrooms, a versatile den, and an incredible bonus &mdash; 2 titled underground parking stalls. Inside, you&rsquo;ll love the spacious open-concept layout highlighted by hardwood floors, abundant natural light from the south-facing windows, and a thoughtfully designed kitchen complete with stainless steel appliances, a breakfast bar, and an impressive amount of counter and cabinet space. Storage is no issue here with 2 storage lockers, additional in-suite storage, a separate laundry room, and a dedicated kitchen pantry. The generous primary bedroom easily accommodates a king-sized bed and features a walk-in closet plus a private ensuite. One of the standout features of this home is the private ground-level patio with direct exterior access &mdash; perfect for pet owners, entertaining, or enjoying the convenience of coming and going with ease. Located in the heart of vibrant Marda Loop, just minutes to downtown, you&rsquo;ll be steps from trendy shops, grocery stores, cafes, restaurants, pubs, parks, and everything this sought-after community has to offer. Welcome home.