

128, 2233 34 Avenue SW
Calgary, Alberta

MLS # A2317447



\$287,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Garrison Woods | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 547 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Heated Garage, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|-----------------|
| Heating: | In Floor, Natural Gas | Water: | - |
| Floors: | Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 480 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: None

Welcome to the heart of vibrant Marda Loop, where urban convenience meets modern comfort. This beautifully updated corner-unit condo features brand new luxury vinyl plank flooring, fresh paint throughout, and brand new appliances, offering a truly move-in-ready opportunity for homeowners and investors alike. Perfectly positioned within the building, this sought-after corner unit is located right beside the courtyard and an exterior exit, making it ideal for dog owners and anyone who appreciates quick, convenient access outdoors. Enjoy easy walks to nearby shops, restaurants, parks, Starbucks, Safeway, nearby bus stop for easy access to downtown and all the amenities that make Marda Loop one of Calgary's most desirable communities. Just minutes from downtown, this exceptional location offers the ultimate urban lifestyle. Even better, the low condo fees includes ALL utilities, providing outstanding value and peace of mind. Inside, you'll find a bright and spacious open-concept layout with a sleek contemporary design, granite countertops, in-suite laundry, and a generous primary bedroom complete with a wall-to-wall closet. Step outside to your large covered balcony with a gas line for year-round BBQing and entertaining. Additional features include a secure heated underground parking stall, excellent building amenities, two bicycle storage areas, and an unbeatable walkable location. With stylish updates already completed, a premium corner-unit position, and direct access to the courtyard and outdoors, this is a rare opportunity you won't want to miss.