



THE
A-TEAM

**RE/MAX
FIRST**

2212 34 Avenue #204, Calgary T2T 2C6

MLS®#: **A2121274** Area: **South Calgary** Listing Date: **04/18/24** List Price: **\$329,000**
Status: **Pending** County: **Calgary** Change: **-\$21k, 29-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1998**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,012**
Low Sqft:
Ttl Sqft: **1,012**

DOM

31
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Heated Garage,Parkade,Secured,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Fireplace(s),Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main		4pc Bathroom	Main	
Bedroom	Main	10`6" x 10`2"	Kitchen	Main	12`6" x 8`6"
Bedroom - Primary	Main	13`1" x 11`10"	Dining Room	Main	9`10" x 8`10"
Living Room	Main	15`5" x 13`5"			

Legal/Tax/Financial

Condo Fee: **\$735** Title: **Fee Simple** Zoning: **M-C2 d189**

Legal Desc:	9912451	Fee Freq: Monthly	Remarks
Pub Rmks:	MAGNIFICENT MARDA LOOP! Spacious 2 Bedroom, 2 full bath, 2nd floor condo in 'Marda Station.' One block south of busy 33rd, tucked right beside Garrison Square -- this is a walker's paradise (93 OFFICIAL WALK SCORE). 1012 ft2. This is the MOST SOUGHT after floorplan for INVESTORS-- as the bedrooms are across from each other, separated by the living area. Large island kitchen with pantry and dinette. Living Room with garden doors to SAFE & SECURE 2nd floor balcony. Primary bedroom has 4pc ensuite & walk in closet. Insuite Laundry. Heated, secure, Indoor parking stall (#56). Secure storage room with storage locker (#18). Several indoor visitor parking stalls. There is an owners lounge as well. Great tenants in the unit -- would love to stay long term!		
Inclusions:	N/A		
Property Listed By:	RE/MAX House of Real Estate		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











