



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2440 34 Avenue #109, Calgary T2T2C8**

MLS® #: **A2123703**

Area: **South Calgary**

Listing Date: **04/17/24**

List Price: **\$275,000**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2003**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **712**  
Low Sqft:  
Ttl Sqft: **712**

DOM

**32**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Brick,Vinyl Siding,Wood Frame**  
Flooring: **Laminate,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,No Smoking Home**  
Utilities:

Room Information

| <u>Room</u>         | <u>Level</u> | <u>Dimensions</u>     | <u>Room</u>        | <u>Level</u> | <u>Dimensions</u>   |
|---------------------|--------------|-----------------------|--------------------|--------------|---------------------|
| <b>4pc Bathroom</b> | <b>Main</b>  | <b>0`0" x 0`0"</b>    | <b>Dining Room</b> | <b>Main</b>  | <b>9`1" x 12`9"</b> |
| <b>Bedroom</b>      | <b>Main</b>  | <b>13`10" x 16`4"</b> | <b>Kitchen</b>     | <b>Main</b>  | <b>5`11" x 9`5"</b> |
| <b>Living Room</b>  | <b>Main</b>  | <b>13`0" x 15`0"</b>  |                    |              |                     |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$373**

**Fee Simple**

**M-C1**

Fee Freq:

**Monthly**

Legal Desc:

**0312756**

Remarks

Pub Rmks:

**Great Value! This well looked after spacious one bedroom ground floor apartment is in the heart of Marda Loop. Numerous upgrades include new laminate flooring, birds eye maple cabinetry, granite counter tops, gas stove, fridge with water and ice dispenser, stainless steel appliances, gas fireplace, jetted bath tub and in suite washer dryer. The balcony has gas bbq hookup and opens up to a private green space which would be great for a small dog to run around in. This unit comes with a titled underground heated parking stall and is across the road from the Safeway, Starbucks and all that Marda Loop has to offer.**

Inclusions:

**N/A**

Property Listed By:

**Century 21 Bamber Realty LTD.**

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











