



THE
A-TEAM

**RE/MAX
FIRST**

2121 34 Avenue #2, Calgary T2T 2C5

MLS®#: **A2133753**

Area: **South Calgary**

Listing Date: **05/23/24**

List Price: **\$549,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1988**

Finished Floor Area
Abv Sqft: **1,283**
Low Sqft:
Ttl Sqft: **1,283**

DOM

33
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Track Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	7`11" x 9`1"
Laundry	Main	5`9" x 8`1"
Bedroom - Primary	Second	11`11" x 13`5"
Bedroom	Second	8`4" x 15`7"
2pc Bathroom	Main	2`11" x 7`8"

Room	Level	Dimensions
Kitchen	Main	7`11" x 12`0"
Living Room	Main	13`0" x 17`10"
Bedroom	Second	9`2" x 12`11"
4pc Bathroom	Second	7`7" x 7`8"

Legal/Tax/Financial

Condo Fee:
\$340

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8911746**

Remarks

Pub Rmks: **Welcome to 2121 34 Ave SW, a charming family home nestled in the vibrant community of Marda Loop. This delightful residence offers a perfect blend of comfort, convenience, and style. As you step inside, you're greeted by a warm and inviting atmosphere, with an abundance of natural light flooding the spacious living and dining area. The main floor features a well-appointed kitchen, equipped with modern stainless steel appliances, ample counter space, and plenty of storage, completed with luxury laminate flooring. Adjacent to the kitchen is a cozy dining area, perfect for enjoying family dinners or hosting intimate gatherings. The adjacent living room provides a relaxing space to unwind with sunny south facing windows. Completing this level is a powder room and convenient main floor laundry. Upstairs, you'll find the tranquil bedrooms, including the primary suite, which boasts a generous layout with large closets. The additional bedrooms offer versatility and comfort, suitable for children, guests, or home office space. The unfinished basement awaits your final touches! Outside the property features a beautifully landscaped yard, perfect for enjoying outdoor activities or simply soaking up the sun. The backyard offers privacy and seclusion, making it an ideal retreat for relaxation. Conveniently located in Calgary's most desirable neighbourhood, this home is just steps away to a variety of amenities, including shops, restaurants, parks, and schools, ensuring that everything you need is just moments away. Don't miss your chance to make this wonderful property your new home.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Central)**

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





