



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2420 34 Avenue #402, Calgary T3M 0Y6**

MLS®#: **A2171172**

Area: **South Calgary**

Listing Date: **10/08/24**

List Price: **\$323,900**

Status: **Active**

County: **Calgary**

Change: **-\$1,000, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2007**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

**Titled, Underground**

Finished Floor Area

Abv Sqft: **578**  
Low Sqft:  
Ttl Sqft: **578**

DOM

**44**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Courtyard, Garden**

Construction: **Brick, Cement Fiber Board**  
Flooring: **Laminate, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings**  
Int Feat: **Bookcases, Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`4" x 9`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`5" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 9`8"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`2" x 10`7"</b>
<b>Entrance</b>	<b>Main</b>	<b>3`9" x 7`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`4" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`4" x 5`10"</b>	<b>Den</b>	<b>Main</b>	<b>5`7" x 4`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`4" x 6`7"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$395**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0614003**

Remarks

Pub Rmks: **Don't miss out on this amazing opportunity to own this TOP FLOOR, bright and spacious condo in heart of Marda Loop with LOW monthly condo fees that includes your HEAT & WATER and comes with a TITLED UNDERGROUND PARKING which is HEATED and camera MONITORED. This condo also comes with a separate secure storage locker for any additional items you would prefer to keep stored away as well as an indoor heated bicycle locker. Boasting 9' ceilings and large windows there is a lot of natural light throughout. The living room is spacious, has gorgeous flooring and features a gas fireplace as well as beautiful built-in wooden shelves. The cozy den can be used as an office nook or leave as is with all the cabinets for additional in-unit storage. Relax and enjoy the sunset, fireworks, and all the seasonal festivities Marda Loop has to offer from a large balcony giving you a fantastic view of this beautiful community. Significant investments have been made recently in Marda loop including revitalization, refurbished and rejuvenation making this the perfect community to call home. The kitchen is equipped with stainless steel appliances, has many cabinets and an abundance of counter space. The primary bedroom is also generous in size, has an oversized window and walk-through dual closets providing access to the full 4-piece bathroom. Additionally, this condo offers in-suite laundry with a stacked washer & dryer. Truly, the perfect combination of comfort and convenience in this pet-friendly (with board approval) building that is conveniently located just steps to incredible amenities, fantastic restaurants, pubs, cafes, gyms, shops, boutiques, grocery stores, and just minutes to transit, Crowchild, Downtown Calgary, MRU and so much more!**

Inclusions: **Cabinets in Den. This den can be used for an office or leave as is with the cabinets for additional storage.**

Property Listed By: **CIR Realty**

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









