



THE
A-TEAM

**RE/MAX
FIRST**

2212 34 Avenue #105, Calgary T2T1C6

MLS® #: **A2175134**

Area: **South Calgary**

Listing Date: **10/28/24**

List Price: **\$417,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **963**
Low Sqft:
Ttl Sqft: **963**

DOM

24
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	12`4" x 11`5"	Kitchen	Main	8`5" x 12`3"
Living Room	Main	13`0" x 13`0"	3pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	11`5" x 19`8"	4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: **\$707**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: **9912451**

Remarks

Pub Rmks:

Charming South-Facing 2-Bedroom Condo in Marda Loop! Sunny 2-bedroom, 2-bathroom condo with great south exposure. Perfectly situated in the vibrant neighborhood of Marda Loop, this home is just steps from parks, bakeries, coffee shops, Safeway, Blush Lane, restaurants, bars, banks, and fitness gyms—ideal for those who love urban living with walkability and easy access to transit. The two spacious bedrooms feature large windows and are separated by the living room, with each boasting its own beautifully updated bathroom. The stylish, open-concept kitchen includes a large island, a spacious corner pantry, and updated stainless steel appliances—perfect for culinary adventures and entertaining. The inviting living area features a cozy fireplace and opens to a sunny balcony, ideal for morning coffee or evening sunsets. Enjoy in-suite laundry and storage room for added daily convenience. The unit comes with an assigned basement storage locker and a titled parking stall in the heated underground parkade. Underground visitor parking and social room with kitchen, outdoor patio, and pool table offer additional space for hosting gatherings with friends and family. Beautiful condo in one of Calgary's most sought-after neighborhoods.

Inclusions:

N/A

Property Listed By:

ComFree

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





