

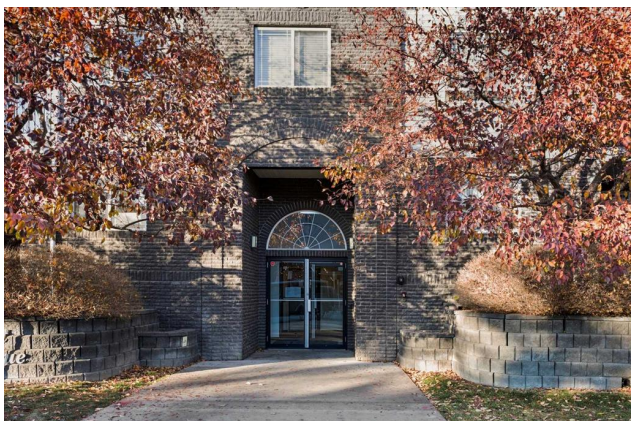


THE
A-TEAM

**RE/MAX
FIRST**

2440 34 Avenue #307, Calgary T2T 2C8

MLS®#: **A2176766** Area: **South Calgary** Listing Date: **11/01/24** List Price: **\$420,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall**

Finished Floor Area

Abv Sqft: **1,006**
 Low Sqft:
 Ttl Sqft: **1,006**

DOM

19
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Fireplace(s)**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Private Entrance**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`10" x 7`10"	4pc Ensuite bath	Main	7`11" x 6`0"
Bedroom	Main	11`8" x 11`0"	Dining Room	Main	8`9" x 4`10"
Foyer	Main	6`9" x 6`9"	Kitchen	Main	8`7" x 7`11"
Laundry	Main	8`5" x 6`2"	Living Room	Main	18`1" x 18`9"
Bedroom - Primary	Main	11`8" x 13`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$517

Fee Simple

MC-1

Fee Freq:

Monthly

Legal Desc: 0312756

Remarks

Pub Rmks: **Stunning 2-bedroom, 2 full bath condo in Marda Loop! Experience this 1000 SQ FT plus condo perfectly situated minutes away from downtown and easy access to Crowchild Trail. This TOP floor condo features a bright and airy open concept living area connected to a private balcony making it perfect for entertaining. The kitchen includes stainless steel appliances with ample cabinetry. The spacious primary bedroom features a large walk - through closet leading to the 4-piece ensuite. The second bedroom has plenty of natural light and can be used as a bedroom or office. The in-unit laundry room comes with vast storage space. Additionally, the condo features a secure titled heated underground parking stall. Enjoy easy access to public transportation and a thriving neighborhood scene, complete with restaurants, cafes, grocery stores and local shops just minutes away from your doorstep. Schedule your showing today and make this incredible condo yours!**

Inclusions: N/A
Property Listed By: MaxWell Canyon Creek

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



