



THE
A-TEAM

**RE/MAX
FIRST**

2420 34 Avenue #305, Calgary T2T 2C8

MLS® #: **A2195702**

Area: **South Calgary**

Listing Date: **02/19/25**

List Price: **\$289,800**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 03-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **573**
Low Sqft:
Ttl Sqft: **573**

DOM

49
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Insulated,Owned,Parkade,Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`7" x 9`8"	Dining Room	Main	9`0" x 10`4"
Living Room	Main	11`5" x 11`9"	Bedroom - Primary	Main	10`7" x 10`7"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$408

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 0614003

Remarks

Pub Rmks: **Welcome to Dream - a well-managed complex with low condo fees located in the heart of Marda Loop. Don't miss this fantastic lifestyle or investment opportunity! This unit features a bright, open floor plan with a functional kitchen, dining, and living area. The kitchen offers plenty of counter space, ample cabinetry, black appliances, a tiled backsplash, and a sit-up breakfast bar. The living room is finished with durable laminate flooring and a cozy gas fireplace, perfect for relaxing or entertaining. The primary bedroom is well-sized and offers a walk-through closet leading to a fully tiled 4-piece bathroom. Additional conveniences include a large deck for seasonal lounging and bbqing, in-suite laundry with a stacked washer and dryer, title parking, separate storage locker and bike storage. This pet-friendly (with board approval) building combines comfort with convenience. Located just steps from Safeway, Starbucks, boutique shops, restaurants, pubs, and all the amenities Marda Loop has to offer, the Dream complex is also just minutes from transit, Crowchild Trail, Downtown Calgary, MRU, and more. Call today to schedule your private viewing!**

Inclusions: **N/A**
Property Listed By: **The Home Hunters Real Estate Group Ltd.**

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









