



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2212 34 Avenue #104, Calgary t2t 2c6**

MLS® #: **A2200881**      Area: **South Calgary**      Listing Date: **03/10/25**      List Price: **\$430,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1998**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **1,037**  
 Low Sqft:  
 Ttl Sqft: **1,037**

DOM

**3**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,Courtyard**

Construction: **Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Granite Counters,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Condo Fee: **\$790**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **M-C2**

Legal Desc: **9912451**

Remarks

Pub Rmks: **Are you looking for a beautifully updated, move-in-ready condo in one of Calgary's most coveted communities? Look no further - welcome to your new home in South Calgary, affectionately known as Marda Loop! Nestled just steps from the best of everything this vibrant neighborhood has to offer, you can walk to grocery stores, trendy nail salons, chic restaurants, and cozy pubs - all within a five-minute stroll. Talk about convenience! Step inside this renovated 2-bedroom, 2-bathroom condo, where modern living meets comfort. The open-concept floor plan invites plenty of natural light, making the space feel bright and airy. The chef's kitchen boasts sleek white cabinets, granite countertops, a walk-in pantry, and stainless steel appliances - perfect for preparing your favorite meals. The master suite is a true retreat, complete with brand new sliding barn doors, a walk-in closet, and a spacious four-piece ensuite bath. The secondary bedroom is equally impressive, offering a three-piece bath just steps away. Enjoy the fresh air and your own private outdoor space with sliding doors that lead directly to a lush green space. Plus, you'll appreciate the titled parking spot and titled storage locker for all your needs. Don't miss your chance to own this incredible condo in one of Calgary's hottest neighbourhoods. Call your favourite realtor and schedule a showing today! Your dream home in Marda Loop awaits!**

Inclusions: **none**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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







