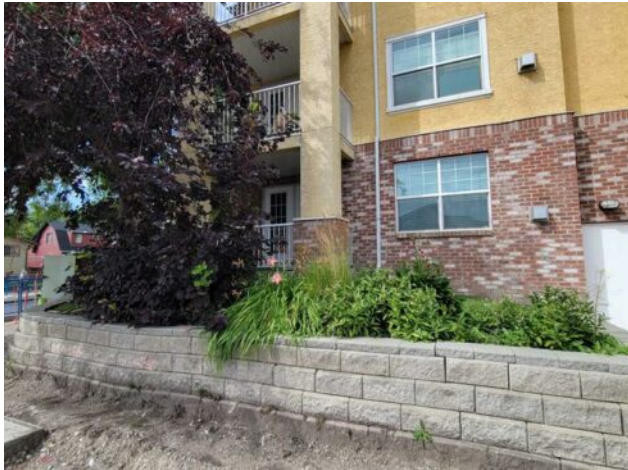


7, 2212 34 Avenue SW
Calgary, Alberta

MLS # A2243773



\$379,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,084 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 694
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d189
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Bright & Spacious Corner Unit in Coveted Marda Loop! Discover the perfect blend of comfort and convenience in this spacious 1,084 sq ft 2-bedroom + den apartment, ideally located in one of Calgary's most sought-after communities—Marda Loop. This Southeast-facing corner unit on the main level offers abundant natural light and a thoughtfully designed layout that feels like home from the moment you walk in. Enjoy outdoor living with your own 11' x 7' private patio, perfect for morning coffee or evening unwinding. Inside, the open-concept kitchen features a sit-up breakfast bar, seamlessly connecting to the dining room and living room, where a cozy fireplace adds warmth and charm. The primary suite is a serene retreat with a walk-in closet and a 4-piece ensuite bathroom. A second full bathroom with a step-in shower offers added convenience for guests or family. The den provides flexible space for a home office, hobby room, or extra storage. Additional highlights include In-suite laundry, titled underground parking, indoor visitor parking and a secure storage locker. All this in a vibrant neighborhood known for its boutique shops, cafes, parks, and easy access to downtown. Whether you're a professional, downsizer, or investor, this unit checks all the boxes. Schedule your private showing today and experience Marda Loop living at its finest!