



GRASSROOTS

REALTY GROUP

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**3, 2212 34 Avenue SW
Calgary, Alberta**

MLS # A2308917



\$379,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,234 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Owned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt

Condo Fee: \$ 729

Basement: -

LLD: -

Exterior: Brick, Stucco

Zoning: M-C2 d189

Foundation: -

Utilities: -

Features: Breakfast Bar, Kitchen Island, Pantry, Separate Entrance, Storage

Inclusions: n/a

OPEN HOUSE SUNDAY JUNE 21ST. Welcome to one of the largest units in Marda Station! Offering over 1,236 sq. ft. of beautifully designed living space, this main-floor condo features 2 bedrooms, 2 bathrooms, a versatile den, and an incredible bonus — 2 titled underground parking stalls. Inside, you’ll love the spacious open-concept layout highlighted by hardwood floors, abundant natural light from the south-facing windows, and a thoughtfully designed kitchen complete with stainless steel appliances, a breakfast bar, and an impressive amount of counter and cabinet space. Storage is no issue here with 2 storage lockers, additional in-suite storage, a separate laundry room, and a dedicated kitchen pantry. The generous primary bedroom easily accommodates a king-sized bed and features a walk-in closet plus a private ensuite. One of the standout features of this home is the private ground-level patio with direct exterior access — perfect for pet owners, entertaining, or enjoying the convenience of coming and going with ease. Located in the heart of vibrant Marda Loop, just minutes to downtown, you’ll be steps from trendy shops, grocery stores, cafes, restaurants, pubs, parks, and everything this sought-after community has to offer. Welcome home.